



Incorporated 1787

Conservation Commission

## INLAND WETLANDS AND WATERCOURSES APPLICATION

This Application is for a five-year permit to conduct a regulated activity or activities pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Weston ("The Regulations")

**PROPERTY ADDRESS:** 9 Meadowbrook Lane

**Assessor's Map #** 3      **Block #** 1      **Lot #** 24

**PROJECT DESCRIPTION** (*general purpose*) Construct a 14'(w) X 28' (l) underground swimming pool, relocate overhead utilities underground, permeable paver patio with crushed stone reservoir, pillar along with other incidental improvements.

Total Acres 3.023 w-out ROW Total Acres of Wetlands and Watercourses 9,271SF  
3.3244 w/ROW

Acres of Wetlands and Watercourses Altered 0 Upland Area Altered 470SF (permanently)

Acres Linear Feet of Stream Alteration 0 Total Acres Proposed Open Space 300SF (temporarily)  
0

**OWNER(S) OF RECORD:** (*Please list all owners, attach extra sheet if necessary*)

Name: Jessica Rave-Garcia Phone: 203-856-3345

Address: 9 Meadowbrook Lane, Weston, CT

Email: jessicarave@gmail.com

**APPLICANT/AUTHORIZED AGENT:**

Name: Redniss & Mead Inc., c/o Ted Milone, PE, LEED AP BD+C Phone: 203-327-0500

Address: 22 First Street, Stamford, CT 06905

Email: t.milone@redniss mead.com

**CONSULTANTS:** (*Please provide, if applicable*)

**Engineer:** Redniss & Mead Inc., c/o Ted Milone Phone: 203-327-0500

Address: 22 First Street, Stamford, CT 06905 Email: t.milone@redniss mead.com

**Soil Scientist:** Pfizer - Jähnig Environmental Consulting Phone: 203-431-8113

Address: 17 Fairview Ave., Ridgefield CT Email: MaryJaehnicSoils@gmail.com

Legal Counsel: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Surveyor: Redniss & Mead Inc., c/o Lorne Posson Phone: 203-327-0500

Address: 22 First Street, Stamford, CT 06905 Email: L.posson@redniss mead.com

**PROPERTY INFORMATION**

Property Address: 9 Meadowbrook Lane, Weston, CT

Existing Conditions (Describe existing property and structures): The property is developed with a single family residence, driveway, lawn and landscaped areas, wetlands, pond on the western portion of property and a watercourse on the eastern portion of the property.

Provide a detailed description and purpose of proposed activity (attach sheet with additional information if needed): The proposed improvements include installing a 14'x28' pool, a permeable

paver patio around the pool with a 20" thick layer crushed stone reservoir underneath, relocating overhead wires underground along with associated site improvements.

Is this property within a subdivision (circle): Yes or **(No)**

Square feet of proposed impervious surfaces (roads, buildings, parking, etc.): \_\_\_\_\_

Subject property to be affected by proposed activity contains:

- wetlands soils
- swamp
- floodplain
- marsh
- bog
- lake or pond
- stream or river
- other \_\_\_\_\_

The proposed activity will involve the following within wetlands, watercourse, and/or review area:

- Alteration
- Discharge to
- Removal of Materials
- Construction
- Discharge from
- Deposition of Materials
- Pollution
- Bridge or Culvert
- Other \_\_\_\_\_

Amount, type, and location of materials to be removed, deposited, or stockpiled:  
Removal of approximately 125CY for pool and stormwater management system construction

Description, work sequence, and duration of activities:  
Pool excavation, stormwater system, rough grading, relocate overhead utilities underground, final grading, terraces, & restoration. Construction is expected to take 3 months

Describe alternatives considered and why the proposal described herein was chosen:  
Pool installation closer to regulated areas. Chose this site plan to be further away from regulated areas.

Does the proposed activity involve the installation and/or repair of an existing septic system(s) (circle): Yes or **(No)**

The Westport/Weston Health District Approval: Obtained November 3, 2023 - enclosed

**ADJOINING MUNICIPALITIES AND NOTICE:**

If any of the situations below apply, the applicant is required to give written notice of his/her application to the Inland Wetlands Agency of the adjoining municipality, on the same day that he/she submits this application. Notification must be sent by Certified Mail with Return Receipt Requested.

The property is located within 500 feet of any town boundary line;

A significant portion of the traffic to the completed project will use streets within the adjoining municipality to enter or exit the site;

A portion of the water drainage from the project site will flow through and significantly impact the sewage system or drainage systems within the adjoining municipality; or

Water runoff from the improved site will impact streets or other municipal or private property within the adjoining municipality

**AQUARION WATER COMPANY**

Pursuant to Section 8.4 of the Weston regulations, the Aquarion Water Company must be notified of any regulated activity proposed within its watersheds. Maps showing approximate watershed boundaries are available at the office of the Commission. If the project site lies within these boundaries, send notice, site plan, and grading and erosion control plan via certified mail, return receipt requested, within seven (7) days of submitting application to the Commission, to:

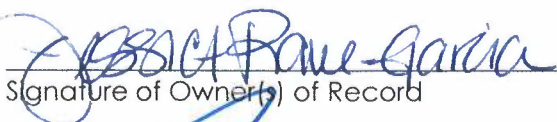
George S. Logan, Director – Environmental Management  
Aquarion Water Company  
714 Black Rock Turnpike  
Easton, CT 06612

The Commissioner of the Connecticut Department of Public Health must also be notified in the same manner in a format prescribed by that commissioner.

The undersigned, as owner(s) of the property, hereby consents to necessary and proper inspections of the above mentioned property by Commissioners and agents of the Conservation Commission, Town of Weston, at reasonable times, both before and after a final decision has been issued by the Commission.

The undersigned hereby acknowledges to have read the "Application Requirements and Procedures" in completing this application.

The undersigned hereby certifies that the information provided in this application, including its supporting documentation is true and he/she is aware of the penalties provided in Section 22a-376 of the Connecticut General Statutes for knowingly providing false or misleading information.

  
Signature of Owner(s) of Record

11/6/23  
Date

  
Signature of Authorized Agent

11/8/2023  
Date

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**FOR OFFICE USE ONLY**

Administrative Approval

\_\_\_\_\_  
Initials

\_\_\_\_\_  
Date

**TOWN OF WESTON**  
CONNECTICUT 06883  
CONSERVATION COMMISSION  
203-222-2681

To: Weston Conservation Commission

From:           Jessica Rave-Garcia, 9 Meadowbrook Lane          

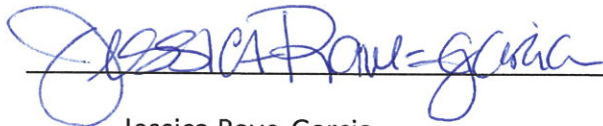
Re: Wetlands Application No.           

Dear Commission Members:

This will advise the Commission that I am aware of an application being submitted for this activity within the purview of the Commission and that I give my consent to:

          Ted Milone of Redniss & Mead, Inc.          

to act as my agent on my behalf regarding this application.



\_\_\_\_\_  
Jessica Rave-Garcia

          10/23/23          

Date

\_\_\_\_\_

Date











June 20, 2023

**Wetland Delineation Report  
Portion of 9 Meadowbrook lane  
Weston, Connecticut**

Introduction:

A wetland delineation was conducted at 9 Meadowbrook Lane on June 16, 2023 by Mary Jaehnig, soil scientist. The property is located to the north of the lane and supports a single family dwelling. A pool has been proposed.

The topography generally ascends to the north. The West Branch Saugatuck River flows from northwest to southeast across the site. The southern edge of the wetland/watercourse was flagged in the field using chronologically labeled pink ribbon from 1 to 17. The land north of the river was not studied at this time. The western edge of a small man made pond was flagged in the field using pink ribbon from 1B to 10B.

The Inland Wetlands and Watercourses Act (Connecticut General Statutes 22a-38) defines inland wetlands as “land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain.” Watercourses are defined in the act as “rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof.” The act defines intermittent watercourses as having a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus, B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation.

Soils:

Soil samples were obtained using an auger. Features noted include color, texture and depth to wetland indicators. Soils were classified according to guidelines established by the USDA NRCS.

**PFIZER – JÄHNIG**  
**ENVIRONMENTAL CONSULTING**

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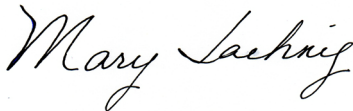
The upland soil is Charlton-Chatfield complex, very rocky. This unit consists of the deep and well drained Charlton loam and the somewhat deep and well drained Chatfield loam in a landscape with stones and boulders. The depth to bedrock in Charlton loam usually exceeds 5 feet below grade and the depth to bedrock in Chatfield loam averages 20 to 40 inches below grade. The depth to the water table usually exceeds 6 feet below grade for both soils.

The upland is maintained as grassed lawn with light woods to the north. The proposed pool location is maintained as grassed lawn.

The wetland soil unit is Ridgebury, Leicester and Whitman, extremely stony loams. This unit is deep, poorly and very poorly drained and formed in glacial till. The water table is near the surface from late fall into early spring.

The wetland soil unit associated with the man made pond in the southern corner of the property is Timakwa muck. This soil is formed in decomposing organics over a mineral substratum. The water table is located near the surface for most of the year.

Submitted by,



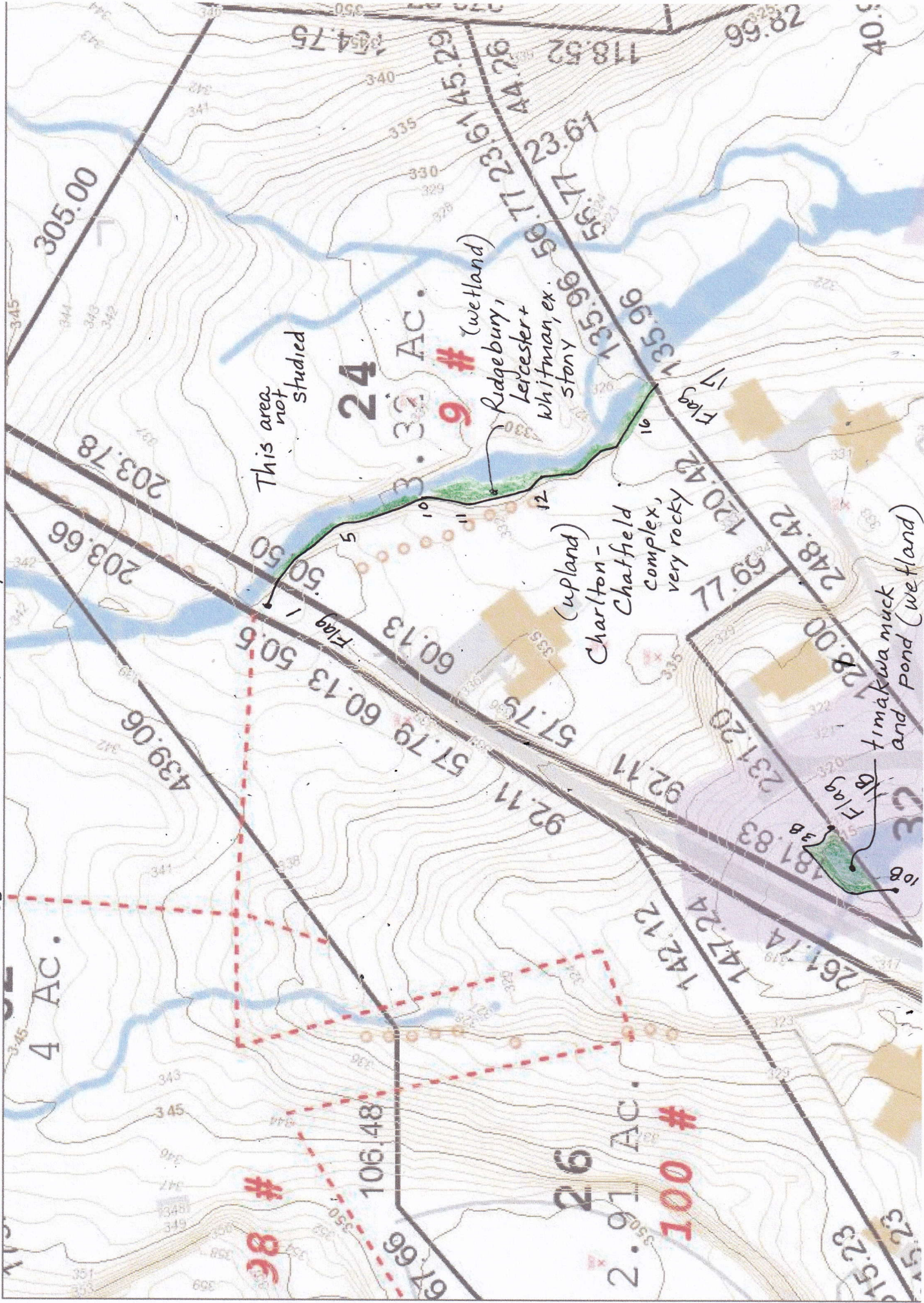
Mary Jaehnig  
soil scientist



9 Meadow Brook Lane

Town of Weston, CT

Wetlands Flagged 6-16-23, Mary Sachnig, soi.sci. 203 431 8113





9 Meadowbrook Lane  
Weston, Connecticut

Project Narrative and Wetlands Evaluation

November 6, 2023  
Mary Jaehnig  
Pfizer Jaehnig Soils, LLC

**PFIZER – JÄHNIG**  
**ENVIRONMENTAL CONSULTING**

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Introduction:

The property at 9 Meadowbrook Lane comprises 3.023 acres and is located to the east of Meadowbrook Lane. The site supports a single family dwelling, driveway turnaround, well and septic system disposal area.

The topography ascends to the northeast and the West Branch Saugatuck River bisects the property and flows from northwest to southeast. The river is armored on the southern side with stones and boulders and the bank and channel are well defined.

The developed portion of the site is south of the river. The lands to the north are wooded, undisturbed and a mix of wetlands and uplands. Only the southern edge of the watercourse and any associated wetland soil was delineated during this study.

A small wetland (man made pond) is located in the extreme southern corner of the property. This wetland has been disturbed in the past for construction of the accessway to 9 Meadowbrook Lane as well as the driveway to 5 Meadowbrook Lane.

The homeowners would like to construct an in ground pool and associated on grade permeable patio, remove a pillar and to relocate the utility lines underground. The existing residence and a portion of the proposed pool and pool permeable patio are located within the 100 foot upland review area from the West Branch Saugatuck River. The utilities and pillar are located within the 100 feet upland review area of the small wetland to the south.

Site Description and Wetlands:

The bedrock underlying the site consists of metamorphic gneiss and the upland soils on site are developed within glacial till derived from gneiss bedrock.

The upland soil unit is Charlton-Chatfield complex, very rocky. Charlton loam is a deep, well drained soil. The depth to bedrock usually exceeds 5



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feet below grade and averages 20 to 40 inches below grade for Chatfield loam. The depth to the water table for both soils usually exceeds 6 feet below grade. The uplands in the developed portion of the site are maintained as grassed lawn with mature trees and ornamental plantings. The proposed pool is in a location adjacent to the dwelling and maintained as grassed lawn.

The wetland soils were flagged in the field using chronologically labeled ribbon. Wetland soils in Weston are defined from the following: The Inland Wetlands and Watercourses Act (Connecticut General Statutes 22a-38) defines inland wetlands as “land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain.” Watercourses are defined in the act as “rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof.” The act defines intermittent watercourses as having a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus, B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation.

The wetland soil located as a small pocket on the edge of the river is Ridgebury, Leicester and Whitman, extremely stony loams. This unit is also formed in glacial till and the soils are deep, poorly and very poorly drained with stones and boulders occurring on the surface. The water table is located close to the surface from fall into spring. The wetland edge supports a narrow layer of wetland shrubs. The wetland edge was flagged with ribbon labeled 1 to 17.

The river is classified as riverine wetland by the Federal Wetland Classification System. The wetlands to the north of the river are classified as broad leaved deciduous, forested, palustrine. The wetland north of the river is undisturbed and the upland review area south of the river is the developed portion of the site.

The wetland soil on the edge of the man made pond is Timakwa muck. This soil formed in decomposing organics over a mineral substratum, the water table is located close to the surface. The man made pond has a narrow

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**ENVIRONMENTAL CONSULTING**

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margin of wetland herbaceous plants. The wetland edge was flagged with ribbon labeled 1B to 10B.

The small wetland is classified as freshwater pond. The pond was once part of the forested wetland off site to the west but is now connected to the larger wetland by a pipe under the driveway. The 100 foot upland review area is maintained as grassed lawn and meadow on 9 Meadowbrook Lane.

Wetland Functions:

The forested wetlands north of the river function as a flood storage area for high flow periods of the year. The flood storage function stops along the armored southern banks of the river adjacent to the developed portion of the property.

Other functions to the north of the river include recharge to the underlying fractured bedrock aquifer as well as mechanical and biological pretreatment of surface water. The area provides wildlife habitat as the wetland is part of a corridor along the river. The site and the immediate area do not contain any State of Connecticut or Federal rare, threatened or endangered species after review of Ct DEEP Natural Diversity Data Base.

The small man made pond offers aesthetic function as well as flora and faunal habitat as a freshwater pond within an upland and a nearby forested wetland. The pond also recharges the underlying aquifer.

Proposed Site Development, Potential Impacts and Mitigation:

The proposed pool and on grade permeable patio will be constructed adjacent to the dwelling and on the far side of the dwelling from the river. The location is also adjacent to the current accessway.

The sedimentation and erosion control plan designed by the site engineer, Redniss and Mead, will reduce any short term impacts during construction and will be monitored until the site is stable.

The sedimentation and erosion control plan will also reduce short term impacts during the burial of the existing site utility lines and removal of the pillar.

**PFIZER – JÄHNIG**  
**ENVIRONMENTAL CONSULTING**

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Additional planting beds have been proposed in the area of disturbance and will use mainly native plants.

In accordance with the Town of Weston Inland and Wetland and Watercourse Regulations, it is my opinion that the proposed plans will have no adverse impact to the two wetlands on the property.

-there are no proposed or anticipated direct environmental impact to wetlands or watercourse and indirect impact have been eliminated by avoiding the removal of any natural vegetation and fully capturing and treating any runoff generated by the project thereby avoiding impact wildlife habitat, preventing flooding, and protecting surfaces and groundwater.

-feasible and prudent analysis are not germane since there will be no environmental impact to the regulated resource and therefore any alternative would not lessen any potential impact.

-the proposed project will not have any short or long-term impacts and therefore will not impact the maintenance and enhancement of long-term productivity.

-the proposed regulated activity will not cause or influence any irretrievable or irreversible loss of the wetland resource.

-the proposed regulated activity will not cause or interfere with safety, health, or reasonable use of property, including neighboring properties.

-the proposed regulated activity will not interfere with wetlands, or watercourses outside the area for which the activity is proposed.

Submitted by,



Mary Jaehnig  
soil scientist

**Appendix**  
**Wetland Delineation Report, June 20, 2023**

**Figures**  
**Site Development Plan, Redniss & Mead**

Topographic Map of Site

Diversity Map

National Wetlands Inventory

USDA Soil Map

June 20, 2023

**Wetland Delineation Report**  
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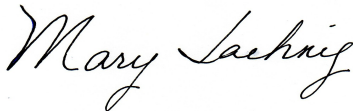
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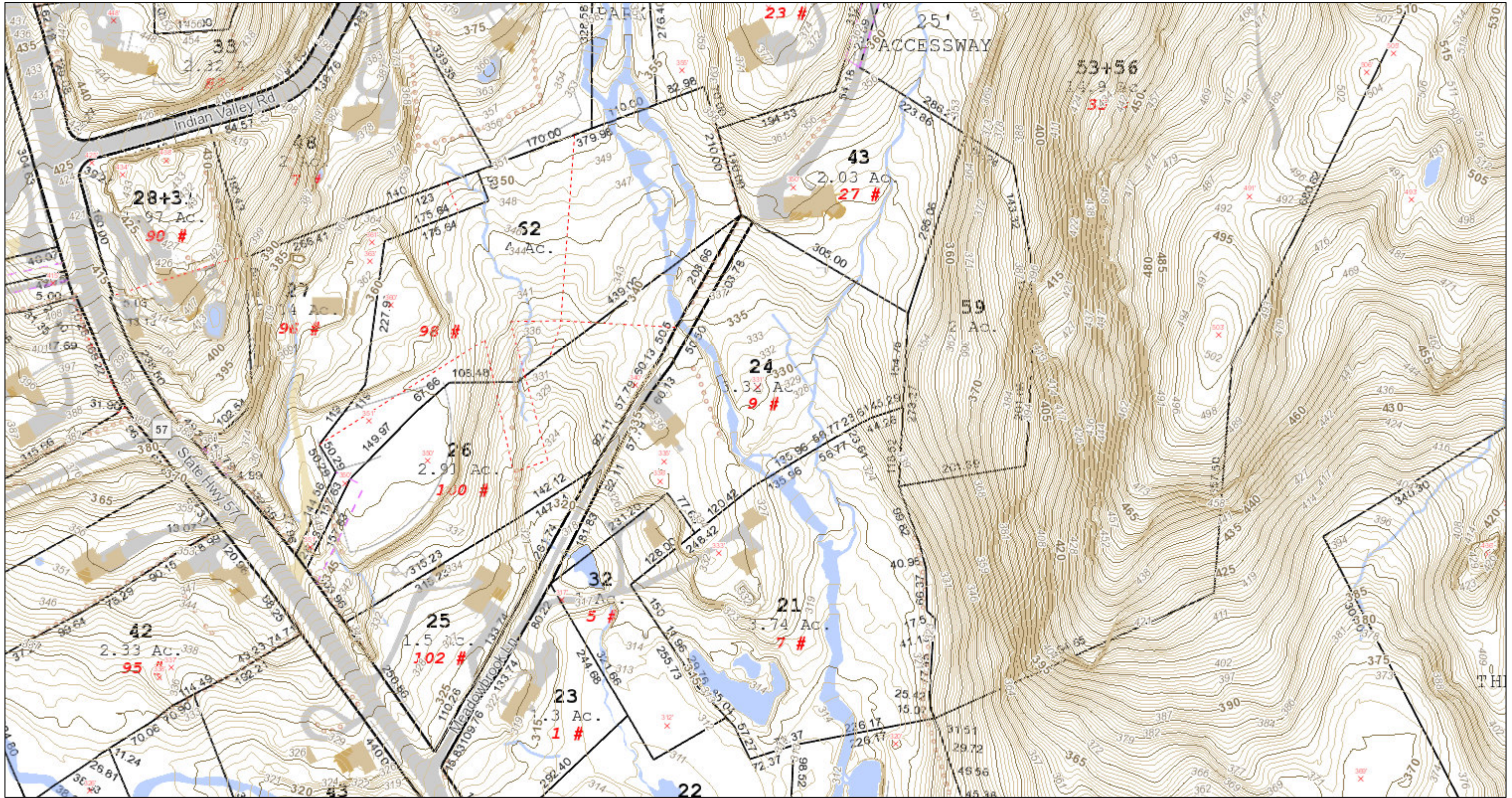
Mary Jaehnig  
soil scientist



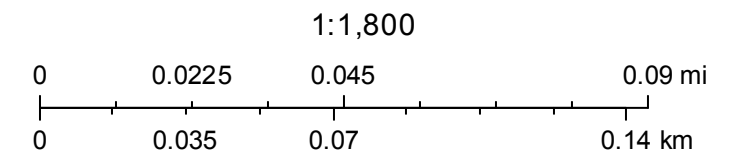




# Town of Weston, CT



November 5, 2023








# Natural Diversity Data Base Areas

WESTON, CT

June 2023

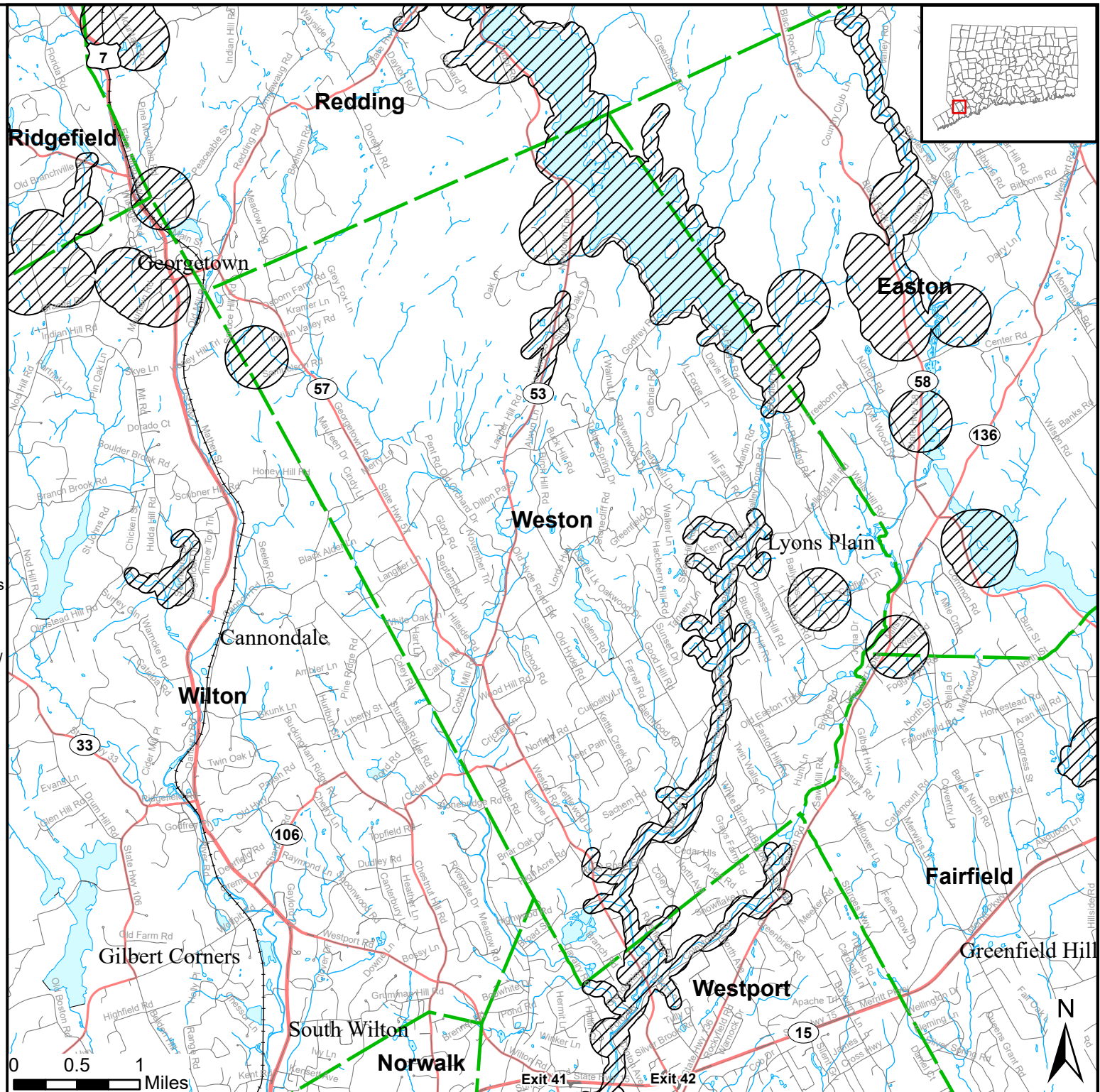
-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

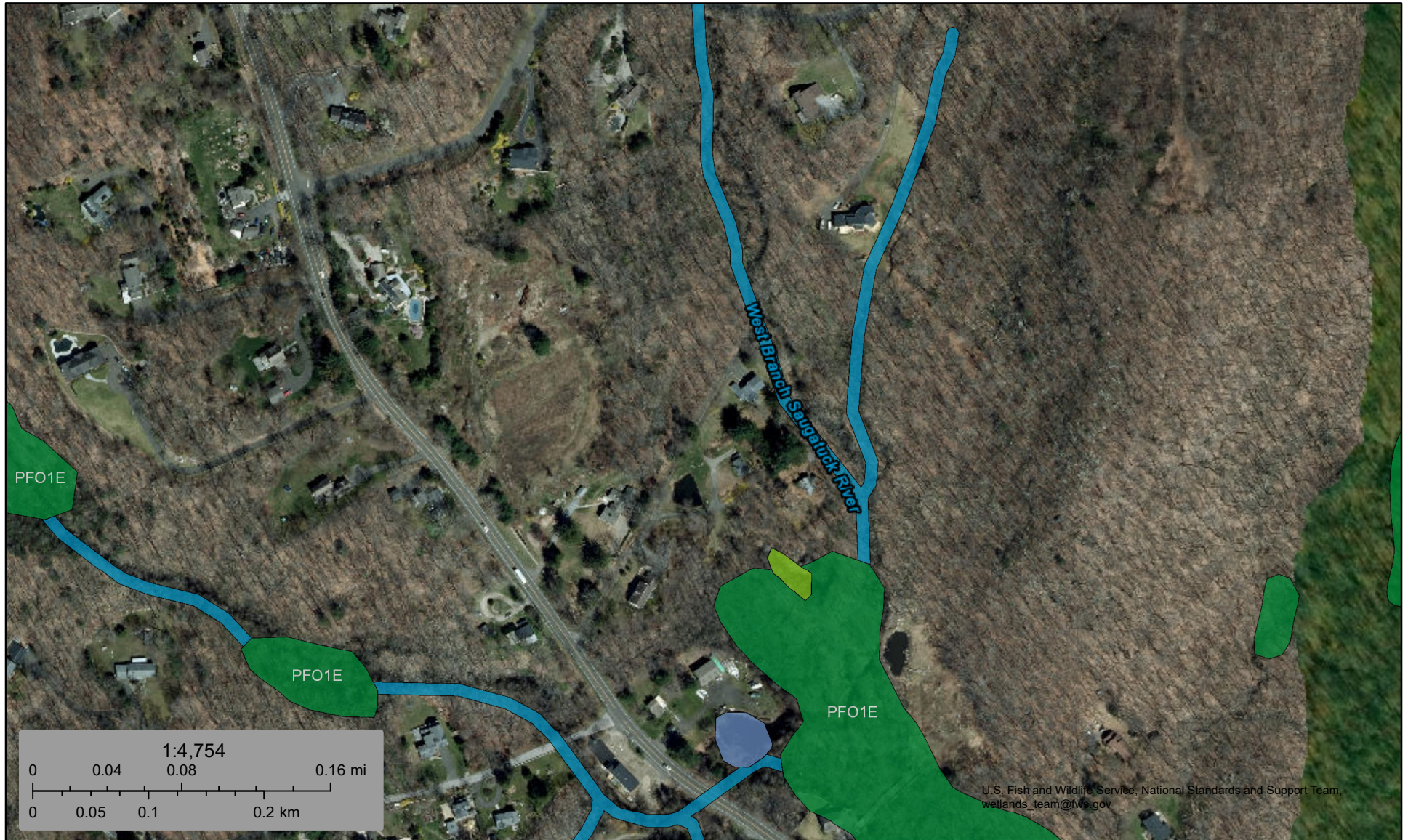
This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP ezFile <https://filings.deep.ct.gov/DEEPPortal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website. <https://portal.ct.gov/deep-nddbrequest>

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)  
79 Elm St, Hartford, CT 06106  
email: [deep.nddbrequest@ct.gov](mailto:deep.nddbrequest@ct.gov)  
Phone: (860) 424-3011











November 4, 2023

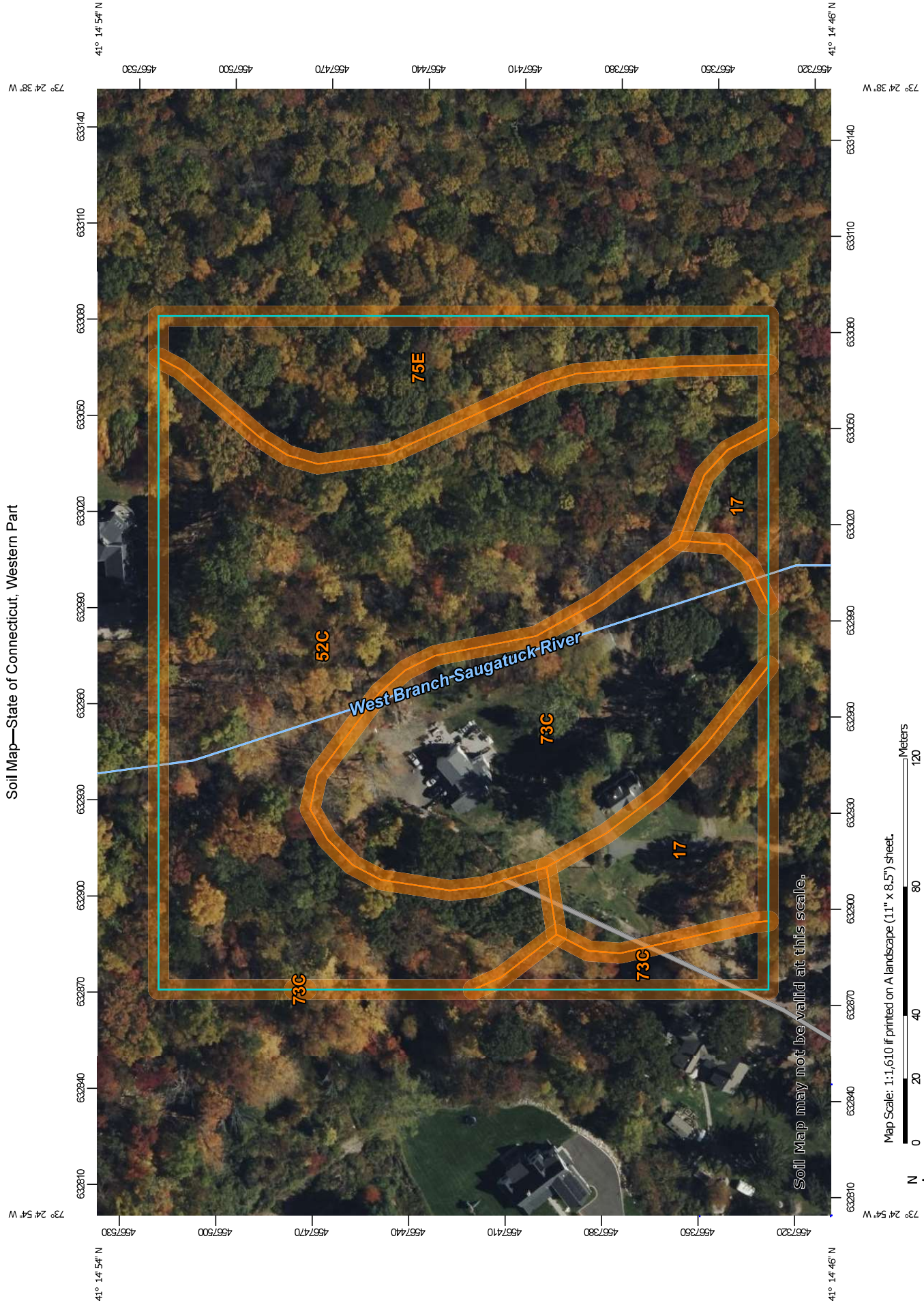
**Wetlands**

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Soil Map—State of Connecticut, Western Part



Map Scale: 1:1,610 if printed on A landscape (11" x 8.5") sheet.







































Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

Meters

Feet



## MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
-  Soils
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
  -  Blowout
  -  Borrow Pit
  -  Clay Spot
  -  Closed Depression
  -  Gravel Pit
  -  Gravelly Spot
  -  Landfill
  -  Lava Flow
  -  Marsh or swamp
  -  Mine or Quarry
  -  Miscellaneous Water
  -  Perennial Water
  -  Rock Outcrop
  -  Saline Spot
  -  Sandy Spot
  -  Severely Eroded Spot
  -  Sinkhole
  -  Slide or Slip
  -  Sodic Spot
- Water Features**
  -  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads
- Background**
  -  Aerial Photography
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning: Soil Map may not be valid at this scale.**

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part  
 Survey Area Data: Version 1, Sep 15, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17	Timakwa and Natchaug soils, 0 to 2 percent slopes	1.0	10.3%
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	5.0	51.0%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	2.5	25.6%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	1.3	13.1%
<b>Totals for Area of Interest</b>		<b>9.9</b>	<b>100.0%</b>



PAID

OCT 26 2023

ASPETUCK HEALTH DISTRICT



# APPLICATION FOR REVIEW OF PLANS FOR PROPOSED SWIMMING POOL/SPA

Please TYPE or PRINT. Complete all items to bold line. Two copies of plot plan must be submitted with this application.

Location: 9 Meadowbrook Lane, Weston, CT  Westport  Weston  Easton  
Street Address Lot Number

Owner: Jessica Rave-Garcia Address: 9 Meadowbrook Lane Tel: (203) 856-3345

Built By: Rave Pools, LLC. Address: \_\_\_\_\_ Tel: (\_\_\_\_) \_\_\_\_\_

<b>Type of Pool:</b> <u>Underground</u> <b>Size of Pool:</b> <u>14'x28'</u> <b>Distance of Pool From:</b> Dwelling: <u>6'</u> Water Course/Wetlands <u>98'</u> Septic Tank: <u>32.8'</u> Leaching Area: <u>37'</u> Well: <u>82.7'</u> <b>Drinking Water Supply:</b> ..... <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	<b>Pool Filter:</b> Type: <u>Pro-Grid DE6020</u> Size: <u>120GPM</u> Location (Show on plan): <u>4'x7' Pool Equipment Pad</u> Source of water: <u>Will be trucked in</u> Location of draining wastewater discharge, if applicable: _____ <u>None - self-contained backwash system</u>
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**Brief Description of Application:** The proposed improvements include installing a 14'x28' pool, a permeable patio around the pool with a 2' thick layer reservoir underneath, relocating the overhead wires underground along with associated site improvements.

Has any soil testing been performed on the property?  Yes  No

If yes, when and by whom? Redniss & Mead Inc., on October 5, 2023 in area of proposed permeable pavers.

Signed: [Signature] Revised Nov 2, 2023  
Owner or Duly Authorized Representative Date

### AHD REMARKS:

- Compliance with 19-13-B100a required .....  Yes  No
- Permit to Construct required (if accessory structures proposed) .....  Yes  No
- Soils evaluation required .....  Yes  No
- Surveyors as-built required .....  Yes  No
- SSDS proposal required .....  Yes  No

Conditions: code compliance SSDS in 2019  
maintain minimum of 25' from all portion of SSDS  
patio in stone deck - no concrete

APPROVAL: Approved: [Signature] Date: 11/3/23

**FINAL AHD INSPECTION REQUIRED AT COMPLETION OF JOB** Yes  No   
It is the responsibility of the contractor or homeowner to arrange for final inspection.

### Final Inspection

Final Inspection/Final Approval: \_\_\_\_\_  
Sanitarian Date

Remarks: \_\_\_\_\_