

PROJECT NARRATIVES

The application is being filed to address site filling and grading after the fact. The work was undertaken without proper permit. The work conducted consisted of 18 truckload of fill being brought to the site to level the yard. The estimated amount of fill installed is 180 cubic yards. The fill had not affected the wetland at the site and none of it was installed within the wetland area. Approximately 0.21 acre was disturbed as a result of filling and construction access to the residence which went under complete renovation. The footprint of the residence and the driveway have not changed. The work was limited to the internal renovation. The existing septic system is in good shape and it was not affected by the site improvements. No bedrooms were added.

WETLAND/WATERCOURSE AREA

The site is relatively level. The upland area around the residence used to be maintained as a lawn. The lawn was surrounded by woodland to the east and south. The wooded area contains of a wetland and a watercourse which cuts through the site. Hydric soils found in this area support red maple swamp environment which suffers from seasonal flooding. Large hummocks and hollows within the innermost portion of the swamp reflect prolonged flooding. The most severe flooding occurs in spring. This flood coincides with breeding of the aquatic species. High water levels deliver the signal to the organisms to lay eggs, hatch, or metamorphose. Flooding provides new nourishment crucial to the offspring development. Newly flushed insects, bugs, and warms from the land in to the swamp bottom become a food source for aquatic organisms. Phyto- and zoo-plankton residing in the stream feed on broken down organic matter. Storm water runoff, carries dead brush and leaves into the swamp, adding structure to the habitat. Dense ground cover along the flooded edges are used by frogs, turtles and snails looking for moist areas preserved underneath leaf piles, stones and logs.

The existing microtopography of the swamp floor created by the hummocks and hollows is further enhanced with the presence of structural features created by fallen branches, dead woody vegetation and decaying logs. Snags, logs and woody debris found within the swamp influence the micro ecology in, around, and under its decomposing trunks and branches. Snags and fallen trees provide nesting for the squirrel population and raccoons. Branching limbs are used for perching by hunting birds like hawks and owls. The dead barks nurture insects attract and feed woodpeckers and other insect-loving birds. The fallen limbs create understory cover and food for turkey resting underneath the falling canopy.

The number and variety of birds in a swamp area depend on the age of trees, thickness of the shrubby vegetation, size and wetness of the wetland. Generally, the bigger the area the greater the number of birds visiting the forest. The swamp is mostly situated within the forest interior, but also lacks buffers along the western edge. There are most likely supports birds preferring swampland and maples including: American Goldfinch, American Robin, Crossbill, Downy

60 GEORGETOWN ROAD — TOMASZ GEREMEK

Woodpecker, Northern Cardinal, Pileated Woodpecker, Finch, Red-Eyed Vireo, Rose-Breasted Grosbeak and Warblers

No mammal limits its life to the wetland area; they utilize both the wetland and the upland in search for food and shelter. The subject wetland/watercourse corridor is most likely visited by white tailed deer, which feeds in swamps and uses them for refuge. Small mammals most likely are represented by shrews, moles, squirrels, voles and mice.

The understory growth is dominated by spicebush that is an excellent source of nectar for butterflies and other pollinators in early spring. In addition, this shrub provides cover and nesting site as well as red berries to various birds. Buttonbush found densely populating the edge of the channel is one of the last native shrubs to leaf out in the spring. The leaves provide food for the larval stage of several local moths. Flowers emerging in early to mid-July attract bees, hummingbirds, and butterflies collecting their nectar. This plant is important because it flowers when many other plants aren't. Fruits persist through winter. Waterfowl including mallards, and other birds eat them. Wood ducks use the plant to protect their nests. Sweet pepperbush are most values for its flowers. A wide variety of bees and butterflies visit the plant collecting both nectar and pollen.

The herbaceous plant cover is dominated by skunk cabbage, which is the first source of pollen in spring for honeybees. The leaves of skunk cabbage are eaten by slugs, which feed also on the spathes. The amber snail grazes on the foliage. During summer and fall, rotting leaves attract tiny flies and moths. Caterpillar of the ruby tiger moth uses skunk cabbage leaves as its primary food source.

Tussock sedge is almost equally popular within the low ground cover of the swamp. This clump-forming sedge is adapted to grow in water and contributes to hummock formation. It spreads by rhizomes to form colonies and contribute to hummocks formation. As the old leaves die, they build up around the living plant, making a little hill. Tussock sedge provides habitat for a variety of wildlife, including frogs, toads, salamanders, ducks, herons, rails, snipes and sparrows. Birds use its leaves and stems to build nests and feed on its seeds. Tussock sedge is a host plant for a several butterfly and moth larvae.

MITIGATION MEASURES

The disturbed area had been seeded and mulched to restore the permanent grass cover. A narrow wetland buffer is proposed to be planted to replace the previously growing lawn. The new plantings will provide screening and protection to the regulated area from human activities (noise and light pollution). The plants will also offer berries to birds, nectar and pollen to pollinators and twigs to local herbivorous. The plants will reinforce the edge and provide a gradual transition between the woodland and the lawn.



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: 60 Georgetown Road

Assessor's Map # 2 **Block #** 6 **Lot #** 12

PROJECT DESCRIPTION (general purpose) site filling and grading

Total Acres 2.5 Total Acres of Wetlands and Watercourses 1.35

Acreage of Wetlands and Watercourses Altered 0 Upland Area Altered 0.21

Acres Linear Feet of Stream Alteration 0 Total Acres Proposed Open Space 0

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

Name: Tomasz Germek Phone: 203 515 8505

Address: 156 Cross Highway, Westport, CT 06880

Email: tgeremek@optonline.net

APPLICANT/AUTHORIZED AGENT:

Name: Aleksandra Moch Phone: 203 550 9373

Address: 44 Lewelyn Road, Stamford, CT 06902

Email: aleksandra_moch@yahoo.com

CONSULTANTS: (Please provide, if applicable)

Engineer: _____ Phone: _____

Address: _____ Email: _____

Soil Scientist: Aleksandra Moch Phone: 203 550 9373

Address: 44 Lewelyn Road, Stamford, CT 06902 Email: aleksandra_moch@yahoo.com

Legal Counsel: _____ Phone: _____

Address: _____ Email: _____

Surveyor: Daniel Laferriere Phone: (860) 274-5053

Address: 44 Fair Street, Wallingford, CT 06492 Email: dan@allseasonslandsurveying.com

PROPERTY INFORMATION

Property Address: 60 Georgetown Road

Existing Conditions (Describe existing property and structures): Single-family residence with a driveway and a septic system, the eastern portion of the site is wooded, while the wester section has been modified.

Provide a detailed description and purpose of proposed activity (attach sheet with additional information if needed): grade modification to improve the aesthetics and usability of the yard. the approval is requested after the fact

Is this property within a subdivision (circle): Yes or **No**
Square feet of proposed impervious surfaces (roads, buildings, parking, etc.): n/a

Subject property to be affected by proposed activity contains:

- | | |
|--|---|
| <input checked="" type="checkbox"/> wetlands soils | <input type="checkbox"/> bog |
| <input checked="" type="checkbox"/> swamp | <input type="checkbox"/> lake or pond |
| <input type="checkbox"/> floodplain | <input checked="" type="checkbox"/> stream or river |
| <input type="checkbox"/> marsh | <input type="checkbox"/> other _____ |

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Construction | <input type="checkbox"/> Pollution |
| <input type="checkbox"/> Discharge to | <input type="checkbox"/> Discharge from | <input type="checkbox"/> Bridge or Culvert |
| <input type="checkbox"/> Removal of Materials | <input checked="" type="checkbox"/> Deposition of Materials | <input type="checkbox"/> Other _____ |

Amount, type, and location of materials to be removed, deposited, or stockpiled:
approximately 180 cy of fill was installed within the upland review area, the fill was covered with 2-3" of topsoil

Description, work sequence, and duration of activities:
grading had been completed

Describe alternatives considered and why the proposal described herein was chosen:
n/a

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: n/a

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.

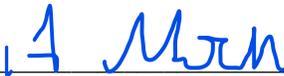
The undersigned, as owner(s) of the property, hereby consents to necessary and proper inspections of the above mentioned property by Commissioners and agents of the Conservation Commission, Town of Weston, at reasonable times, both before and after a final decision has been issued by the Commission.

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 01/29/2024
Date



Signature of Authorized Agent 1/19/2024
Date

FOR OFFICE USE ONLY

Administrative Approval _____
Initials Date

**TOWN OF WESTON
INLAND WETLANDS AND WATERCOURSE AREA
APPLICATION REQUIREMENTS AND PROCEDURES**

In addition to the application form for permission to conduct a regulated activity within inland wetlands and watercourse area, applicants must submit the following information in accordance to scheduled submittal date. An incomplete application may result in a delay:

1. A signed letter of permission from the Owner of Record.
2. Fee in accordance to the Conservation Commission fee schedule.
3. Nine (9) collated copies of the following:
 - Completed Inland Wetland and Watercourses Application
 - Two (2) 24" x 36" Original and Seven (7) 24" x 36" Copies of the following
 - A-2 Survey map and/or site plan of at least 1" = 40'
 - Title of project
 - Name, signature, and Connecticut license professional seal(s).
 - Date map prepared, date of most recent revision, and brief description of revision.
 - Show locations of wetlands boundary, watercourses (with direction of flow, water depth, and bottom characteristics) and other pertinent features and structures such as rock ledges, stonewalls, utility lines.
 - Show location and extent of proposed activities including material and soil stockpiles, erosion and sedimentation controls, ingress and egress patterns.
 - Indicate in acres or square feet of wetlands/watercourse disturbance.
 - North arrow, Scale Bar, Legend, Property lines.
 - Edge of 100' Upland Review Area.
 - Existing and Proposed Conditions, Grading and Drainage Location
 - Double Silt fence detail (slit fence/hay bale/slit fence) configuration.
 - Construction Sequence.
 - Contour lines – 2 foot intervals.
 - Topographic (*This area may be enlarged for certain activities on/or above steep slopes or other physical conditions that may adversely impact wetlands*).
 - Drainage report prepared by a professional engineer registered in the State of Connecticut.
4. One electronic copy of all submitted materials emailed to conservationplanner@westonct.gov
5. Westport/ Weston Health District Approval, including a copy of the septic plan or B100 plan stamped and signed by the Health Department (*if applicable*).
6. If a Soil Scientist is involved, his/her name, written report, and field sketch.
7. List of names and addresses of adjacent property owners and abutters, include addressed and stamped business envelopes.
8. Proof of certified mailings to Aquarion Water Company and adjoining municipalities, *if applicable*.
9. All deeds, conservation easements, or restrictions associated with the property.
10. Location of the 100 year flood line, *if applicable*.
11. Tree removal plan of all trees greater than 12" in diameter.
12. Diagrams of alternatives considered.
13. Completed Part II of the DEEP Statewide Inland Wetlands & Watercourses Activity Reporting Form.

STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

DEEP Land & Water Resources Division
Inland Wetlands Management Program
79 Elm Street, 3rd Floor
Hartford, CT 06106

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

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INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

*Use a separate form to report EACH action taken by the Agency. Complete the form as described below.
Do NOT submit a reporting form for withdrawn actions.*

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).
 - A** = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
 - B** = Any Permit Denied by the Inland Wetlands Agency
 - C** = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D** = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E** = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
 - F** = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
 - G** = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H** = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.

Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.

6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>

ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: http://clear.uconn.edu/data/map_set/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).

7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

9. Carefully review the list below and enter ONLY ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N".

- | | |
|--|--|
| A = Residential Improvement by Homeowner | I = Storm Water / Flood Control |
| B = New Residential Development for Single Family Units | J = Erosion / Sedimentation Control |
| C = New Residential Development for Multi-Family / Condos | K = Recreation / Boating / Navigation |
| D = Commercial / Industrial Uses | L = Routine Maintenance |
| E = Municipal Project | M = Map Amendment |
| F = Utility Company Project | N = State Agency Project |
| G = Agriculture, Forestry or Conservation | P = Other (this code includes the approval of concept, subdivision or similar plans with no on-the-ground work) |
| H = Wetland Restoration, Enhancement, Creation | |

10. Enter between one and four code numbers to best characterize the action/project/activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You MUST provide code 12 if the activity is located in an established upland review area. You MUST provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

- | | |
|--|---|
| 1 = Filling | 8 = Underground Utilities Only (no other activities) |
| 2 = Excavation | 9 = Roadway / Driveway Construction (including related culverts) |
| 3 = Land Clearing / Grubbing (no other activity) | 10 = Drainage Improvements |
| 4 = Stream Channelization | 11 = Pond, Lake Dredging / Dam Construction |
| 5 = Stream Stabilization (includes lakeshore stabilization) | 12 = Activity in an Established Upland Review Area |
| 6 = Stream Clearance (removal of debris only) | 14 = Activity in Upland |
| 7 = Culverting (not for roadways) | |

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body." For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream." Remember, these figures represent only the acreage altered, not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to CGS section 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses. For created - question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions - one code only): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Weston
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: Bethel or number: 91
subregional drainage basin number: 7303-00
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Tomasz Geremek
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 50 Georgetown Road
briefly describe the action/project/activity (check and print information): temporary permanent description: site filling and grading
- ACTIVITY PURPOSE CODE (see instructions - one code only): A
- ACTIVITY TYPE CODE(S) (see instructions for codes): 12, 1, _____, _____
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.21 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



Doc ID: 001776390003 Type: LAN

BK 667 PG 745-747

3/72

RECORD & RETURN TO:
Atty Ken Gruder
200 Connecticut Avenue
Norwalk, CT 06854

WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **David J. Lustberg and Delana M. Lustberg** both of 60 Georgetown Road, Weston, CT, for consideration of THREE HUNDRED EIGHTY THOUSAND & 00/100 DOLLARS (\$380,000.00), grant to **Tomasz Geremek** of Westport, CT with WARRANTY COVENANTS, all that certain real property known as **60 Georgetown Road, Weston, CT**, being more particularly described in *Schedule A* attached hereto and made a part hereof.

Said Premises are conveyed subject to:

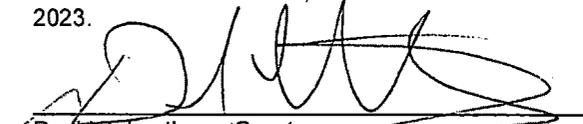
1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
3. Such additional encumbrances, if any, as more particularly set forth in *Schedule A* attached hereto.

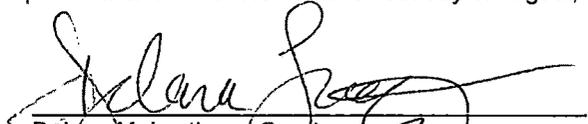
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Ronald Anastasin
TOWN OF WESTON TAX \$ 950.00
CONVEYANCE TAX RECEIVED
STATE OF CT TAX \$ 2850.00

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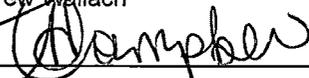
IN WITNESS WHEREOF, the Grantors have caused these presents to be executed on this 25th day of August, 2023.


David J. Lustberg, Grantor


Delana M. Lustberg, Grantor

Signed, sealed and delivered in the presence of or attested by:

Witness: 
Andrew Wallach

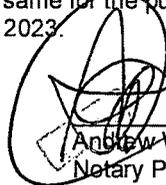
Witness: 
Annette Campbell

STATE OF CONNECTICUT

}
} ss. Norwalk
}

COUNTY OF FAIRFIELD

Personally appeared David J. Lustberg and Delana M. Lustberg, signers and sealers of the foregoing instrument, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained in the capacity therein stated, before me, on this 25th day of August, 2023.


Andrew Wallach
Notary Public/Commissioner of the Superior Court

Andrew L. Wallach
Commissioner of the
Superior Court

667 747

Schedule A Legal Description

ALL THAT CERTAIN piece or parcel of land, with the buildings thereon, situated in the Town of Weston, County of Fairfield and State of Connecticut, designated as "Area = 2.4549 +/- Ac on map entitled "Map of Property Located at Georgetown, Weston, Conn. Prepared for Covenant Congregational Church Scale 1" = 50 Ft. April 8, 1969" Certified "Substantially Correct By Harry E. Bryan, P.E. & L.S. Bryan Associates Norwalk Conn., etc." which map is on file in the Office of the Town Clerk of Weston as Map No. 2065.

Said premises are bounded and described as follows:

NORTHERLY: 500.77 feet by land now or formerly of Robert J. and Karena Andrai, in part, and now or formerly of JoAnn Price, in part;

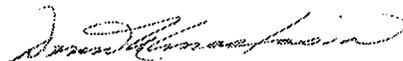
EASTERLY: 217.43 feet by land now or formerly of Leo Nevas;

SOUTHERLY: 471.01 feet by land now or formerly of Primitinova Ann Pazo, in part, and now or formerly of John S. McGregor, et al, in part;

SOUTHWESTERLY: 130.86 feet by land of the State of Connecticut, and

WESTERLY: 91.47 feet by Georgetown Weston Road (Route 57).

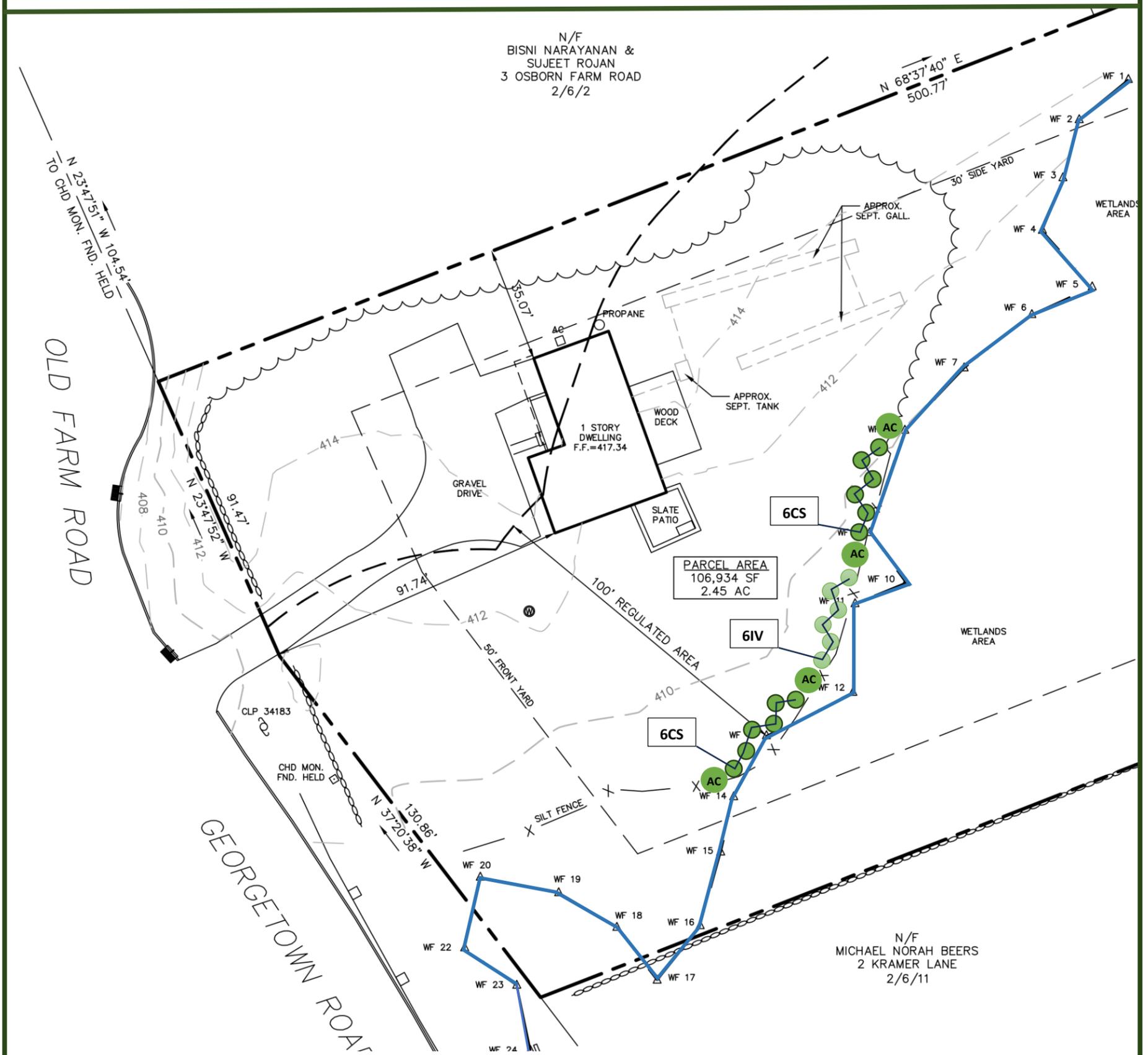
Received for Record at WESTON, CT
On 08/28/2023 At 9:58:00 am



WETLAND BUFFER RESTORATION PLAN

60 GEORGETOWN ROAD, WESTON, CT

BY ALEKSANDRA MOCH LANDSCAPE DESIGNER, JANUARY 28, 2024



PLANTING SCHEDULE

QTY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
4	AC	Amelanchier canadensis / Serviceberry tree	5'-6'	B&B
12	CS	Cornus sericea / Red osier dogwood	#3	Cont.
6	IV	Ilex verticillata/ Winterberry	#3	Cont.

NOTES:

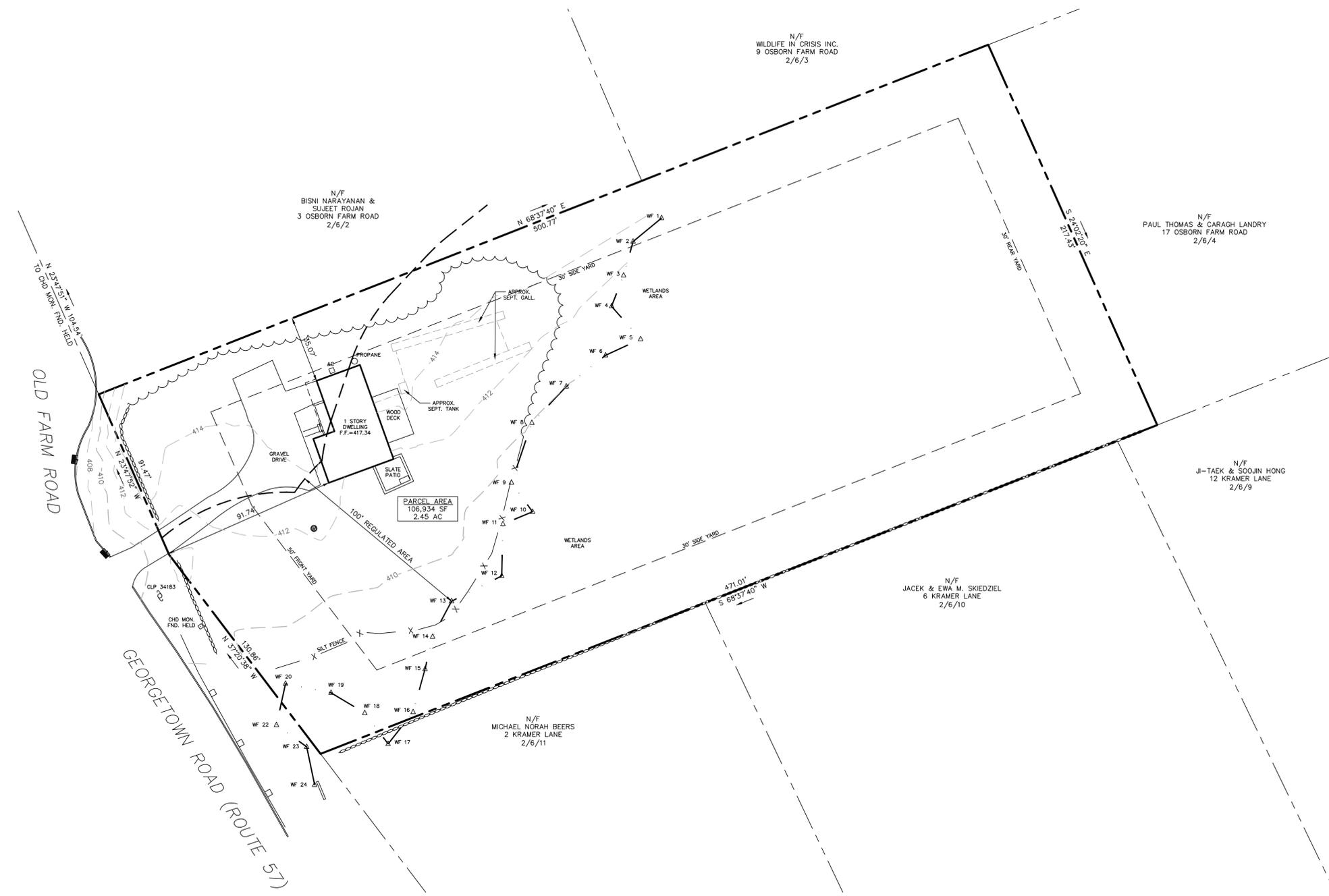
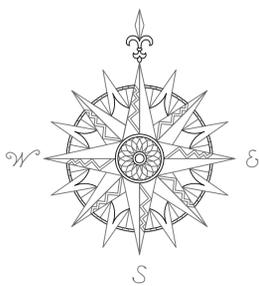
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V-2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2. TOPOGRAPHY IS LIMITED TO THE AREA WEST OF THE DEPICTED WETLANDS AREA.
7. BEARINGS ON THIS MAP ARE BASED ON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM N.A.D. 1983.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 88 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. THIS PARCEL IS KNOWN AS BLOCK 6 LOT 12 ON ASSESSOR'S MAP 2.
11. WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY ALEKSANDRA MOCH PROFESSIONAL SOIL SCIENTIST.
12. SEPTIC INFORMATION DEPICTED ON THIS PLAN WAS PROVIDED BY THE ASPETUCK HEALTH DISTRICT.

MAP REFERENCES:

1. "MAP OF PROPERTY LOCATED AT GEORGETOWN, WESTON, CONN. PREPARED FOR COVENANT CONGREGATIONAL CHURCH"
SCALE: 1"=50' APR. 8, 1969 W.L.R. #2065
2. "PORTION OF PROPERTY OF GUSTAVE KRAMER TOWN OF WESTON COUNTY OF FAIRFIELD STATE OF CONNECTICUT"
SCALE: 1"=100' DEC. 1956 W.L.R. #1180
3. "SECTION ONE OLD FARM HILLS TOWN OF WESTON-COUNTY OF FAIRFIELD STATE OF CONNECTICUT"
SCALE: 1"=100' JUNE 1957 W.L.R. #1233
4. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WESTON BULL PUNK HILL ROAD FROM THE REDDING TOWN LINE"
SCALE: 1"=40' NOV. 30, 1932 MAP 157-05 & 157-07
5. W.L.R. #S 1323, 1350, 1352



LOCATION MAP
NTS



WESTON ZONE TABLE (DISTRICT R-2)		
STANDARDS	REQUIRED	EXISTING
MIN. LOT AREA	2 AC.	2.45 AC
MIN. RECTANGLE	170' X 200'	> 170' X 200'
MIN. LOT FRONTAGE	170'	222.33
MAX. BLDG. COVERAGE	15 %	1.8 %
SETBACKS:		
FRONT	50'	91.74'
SIDE	30'	35.07'
REAR	30'	> 30'
WATERCOURSE	50'	> 50'
MAX. BLDG. HEIGHT	35'	15' ±

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING CONTOUR
	TREE LINE
	WETLAND LINE
	100' WETLAND REGULATED AREA
	EXISTING GUIDE RAIL
	EXISTING STONE WALL
	EXISTING SEPTIC
	EXISTING FENCE
	EXISTING WELL
	UTILITY POLE
	MONUMENT
	WETLAND FLAG
	CATCH BASIN

ZONING LOCATION SURVEY
PREPARED FOR
TOMASZ GEREMEK
60 GEORGETOWN ROAD (ROUTE 57)
WESTON, CONNECTICUT

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SCALE: 1" = 30'
JANUARY 11, 2024
PROJ. NO.: 0781



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TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492

