









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: 16 Hemlock Ridge Rd

Assessor's Map # 18 Block # 1 Lot # 26

PROJECT DESCRIPTION (general purpose) DEMOLITION OF EXISTING FOUNDATION (POST FIRE)

Total Acres 2 Total Acres of Wetlands and Watercourses .11

Acreage of Wetlands and Watercourses Altered 0 Upland Area Altered 0

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

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

Name: NICK MILLMAN Phone: \_\_\_\_\_

Address: 16 Hemlock Ridge Rd

Email: NMILLMAN485@GMAIL.COM

APPLICANT/AUTHORIZED AGENT:

Name: L.S. CONSTRUCTION / LOUIS YORU Phone: 203-746-3000

Address: 4 DUNKHAM PR ST #2 NEWFAIRFIELD CT 06812

Email: LOU@LSCONSTRUCTION.COM SHAWN@LSCONSTRUCTION.COM

CONSULTANTS: (Please provide, if applicable)

Engineer: MICHAEL MAZZUCCO Phone: 203-744-0057

Address: 19A TR'AGAN POINT RD Email: mjmazz2@comcast.net

Soil Scientist: ERIC DAVIDSON Phone: 860-803-0938

DAVIDSON ENVIRONMENTAL  
56 Norfield Road, P.O. Box 1007, Weston, CT 06883 Tel: (203) 222-2618

Address: 10 MAPLE ST CHESTER CT 06412 Email: ERIC@davisenvironmental

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

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

Surveyor: GODFREY HOFFMAN HOXT Phone: 203-239-4217

Address: 29 BROADWAY NORTH HAVEN CT 06473 Email: ahoffman@ghillc.com  
ADAM HOFFMAN

**PROPERTY INFORMATION**

Property Address: 16 HEMLOCK RIDGE RD WESTON CT

Existing Conditions (Describe existing property and structures): OPEN LOT w/FOUNDATION  
SWIMMING POOL w/POOL HOUSE

Provide a detailed description and purpose of proposed activity (attach sheet with additional information if needed): DEMOLITION OF EXISTING HOUSE FOUNDATION  
(HOUSE LOST TO FIRE)

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:

- 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:  
APPROX 250 YARD OF CONCRETE FOUNDATION & SLABS

Description, work sequence, and duration of activities:  
HAMMER CONCRETE TO MANAGEABLE SIZE AND TRUCK  
OFF SITE 1-2 WEEKS

Describe alternatives considered and why the proposal described herein was chosen:  
FOUNDATION DEEMED TO BE BEYOND REPAIR (CONDEMNED)

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: \_\_\_\_\_

**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:

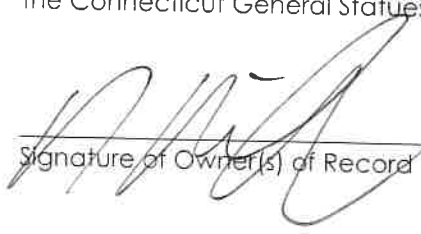
George S. Logan, Director – Environmental Management  
Aquarion Water Company  
714 Black Rock Turnpike  
Easton, CT 06612

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 11/11/24  
Date

\_\_\_\_\_  
Signature of Authorized Agent Date

**FOR OFFICE USE ONLY**

Administrative Approval \_\_\_\_\_  
Initials Date



# 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, 3<sup>rd</sup> 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: WESTPORT or number: 108  
subregional drainage basin number: 7200-21
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): NICK MILLMAN
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 16 NEMLOCK RIDGE RD  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: DEMOLITION OF EXISTING FOUNDATION
- ACTIVITY PURPOSE CODE (see instructions - one code only): A
- ACTIVITY TYPE CODE(S) (see instructions for codes): 2
- 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 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

**TOWN OF WESTON**

CONNECTICUT 06883

CONSERVATION COMMISSION

203-222-2681

**CONTRACTOR COMPLIANCE AGREEMENT**

Wetlands Permit Number CC-24-02-ADM

(Please type or print in ink)

LOCATION OF ACTIVITY: 16 Hemlock Ridge Rd

CONTRACTOR'S NAME: L.S. Construction

ADDRESS: 4 Dunham Dr Suite #2

TELEPHONE #: 203-746-3000

EMAIL: Lou@LSconstruction.com SHAWN@LSconstruction.com

Work will commence on or about 1/29/24 (Date) and be completed within 1 months.

As the contractor engaged by Nick Micman, the owner of record, I will perform the regulated activities described in the Subject Permit and I will cause all subcontractors to abide by the terms and conditions of the Permit.

I have read the Permit and will comply with all required conditions.  
[Signature] 1/23/24  
Signature (Date)

Note: Completed forms shall be hand-delivered to: Conservation Planner  
Conservation Department  
24 School Road  
Weston, CT 06883

or, mailed to: Conservation Planner  
Conservation Department  
P.O. Box 1007  
Weston, CT 06883

This form must be on file in the Wetlands Agent's office prior to the commencement of any work.



# HOLD HARMLESS AFFIDAVIT

COMPANY LETTERHEAD

Date 1/23/24

In accordance with Connecticut General Statute § 29-406, we \_\_\_\_\_

L.S. Construction

(Contractor name)

Hereby agree to save harmless the Town of

Weston and its agents from any claim or claims arising out of the Negligence of

The applicant or his agents or employees in the course of the demolition operations

associated with

16 Hemlock Ridge Rd

(Project Title address)



Contractor Signature

1/23/24

Date



**LS Construction**

4 Dunham Drive, Suite 2

New Fairfield, CT 06812

203-746-3000

Re: 16 Hemlock Ridge Rd

Weston Inlands Wetlands Commission,

Under the direction of Dr. Tom Failla this letter is to inform you that the site engineering for 16 Hemlock Ridge Rd owned by Nick & Calia Millan is currently in design. We anticipate that said drawings will be delivered to the board prior to the site walk scheduled for March 2<sup>nd</sup>, 2024. Additionally, we expect to have health dept approval of our septic design prior to the March 21<sup>st</sup> 2024 commission meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Louis Yorio', with a long horizontal flourish extending to the right.

Louis Yorio

President LS Construction



Wetland Delineation • Wetland Assessment & Permitting • Wildlife & Botanical Surveys • Fisheries & Aquatics • GIS Mapping

March 24, 2023

Adam Hoffman  
Godfrey Hoffman Hodge  
26 Broadway  
North Haven, CT06473

**RE: *Wetland and Watercourse Delineation Report***  
***16 Hemlock Ridge, Weston***

Mr. Hoffman,

At your request, I conducted an inspection on the above-referenced property on March 23, 2023 as depicted on the attached *Wetland Delineation Sketch Map*. The purpose of the inspection was to delineate Connecticut jurisdictional wetlands and watercourses. The inspection was conducted by a soil scientist according to the requirements of the Connecticut Inland Wetlands and Watercourses Act (P.A. 155).

Inland wetlands include soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey as may be amended from time to time, of the National Resources Conservation Service (NRCS). Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. Intermittent watercourses shall be delineated by 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*.

Wetlands were delineated by examining the upper 20" of the soil profile with an auger. Those areas meeting the requirements noted above were marked with pink wire stake flags labeled "Wetland Delineation" and numbered 1-21 and 22-44. Refer to *Wetland Delineation Sketch Map*, attached (note that the sketch map is for illustrative purposes only).

The delineated wetlands consist of a defined perennial stream. The stream banks are largely stone lined with no streambank vegetation. The bordering vegetation is maintained lawn. In several discrete locations, overbank flow was noted where flow is not confined within the stone banks, and these areas are included in the delineated resource as they were considered to fall below the Ordinary High Water Mark (OHWM) which defines the majority of the delineated area.

#### Wetland Soil Types

Wetland soils are largely absent as the stream is defined by its OHWM. At a few discrete locations, the soil material is best classified as Fluvaquents-Udifuluents. Fluvaquents-Udifuluents consist primarily of poorly and very poorly drained, alluvial soils. These very deep soils are formed in recently deposited alluvial sediments on floodplains. Fluvaquents have a seasonal watertable at a depth of 0 to 1.5 feet. These soils are subject to flooding.

#### Upland (Non-Wetland) Soil Types

The non-wetland soils were not examined in detail, except as was necessary to identify the wetland boundary. They generally consist of the earthen fill classified as Udorthents. Udorthents is a miscellaneous land type used to denote moderately well to excessively drained earthen material which has been so disturbed by cutting, filling, or grading that the original soil profile can no longer be discerned.

If you have any questions regarding these findings, please feel free to contact me.

Respectfully submitted,



Eric Davison  
*Certified Professional Wetland Scientist*  
*Registered Soil Scientist*  
eric@davisonenvironmental.com  
www.davisonenvironmental.com

Attachments: (1) Wetland Photographs  
(2) Wetland Delineation Sketch Map

*WETLAND PHOTOGRAPHS*

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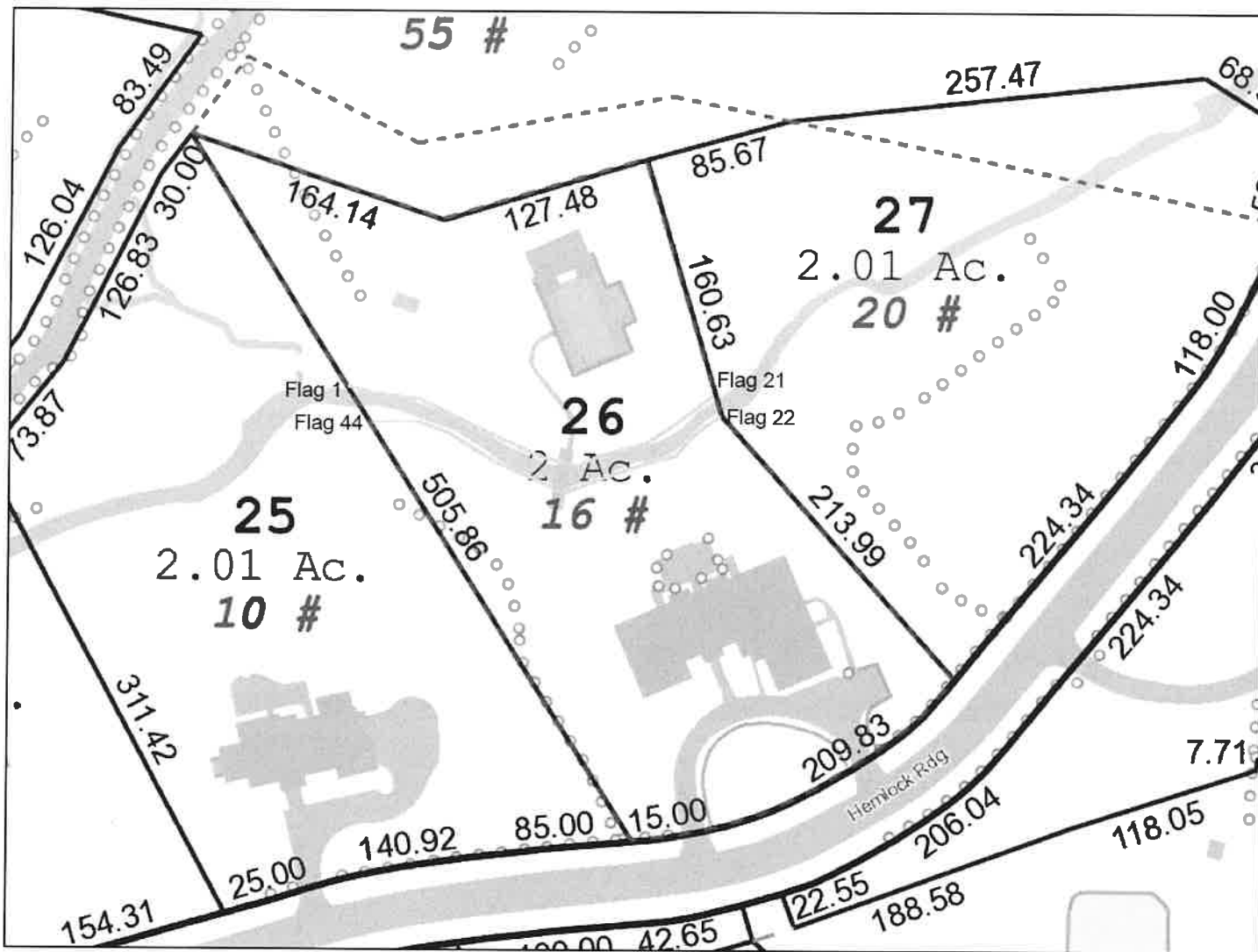
*Photo 1: Overall view of delineation area, looking west.*



*Photo 1: View of western end of delineation area, where overbank flow crests the streambank (looking north).*

*WETLAND DELINEATION SKETCH MAP*

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**MICHAEL J. MAZZUCCO, P.C.**

**CIVIL ENGINEER**

19A TA'AGAN POINT ROAD  
DANBURY, CONNECTICUT 06811

(203) 744-0057  
FAX 744-0057

January 13, 2024

Nick Millman  
16 Hemlock Ridge Road  
Weston, CT 06883

c/o Andrew Padron via email: [andrew.p@grayorganschi.com](mailto:andrew.p@grayorganschi.com)

RE: 16 Hemlock Ridge Road, Weston, CT

Dear Mr. Millman:

Enclosed please find copies of the proposal as requested. Please review the proposal and if you have any questions, do not hesitate to give me a call.

Sincerely,

**MICHAEL J. MAZZUCCO, P.C.**



Michael J. Mazzucco, P.E.  
President

Enclosure