



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: 154 Newtown Turnpike, Weston, CT

Assessor's Map # 21 **Block #** 3 **Lot #** 19

PROJECT DESCRIPTION (*general purpose*) Construction of new pickleball courts with associated stormwater management system and grading.

Total Acres 53.62 Acres Total Acres of Wetlands and Watercourses 25 Acres +/- per GIS

Acreage of Wetlands and Watercourses Altered 0 Upland Area Altered 0.28 Acres

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: Town of Weston Phone: (203) 222-2656

Address: 56 Norfield Road, Weston, CT 06883

Email: snestor@westonct.gov

APPLICANT/AUTHORIZED AGENT:

Name: McChord Engineering Associates, Inc. Phone: (203) 834-0569

Address: 1 Grumman Hill Road, Wilton, CT 06897

Email: hrocheville@mcchordengineering.com

CONSULTANTS: (*Please provide, if applicable*)

Engineer: McChord Engineering Associates, Inc. Phone: (203)834-0569

Address: 1 Grumman Hill Road, Wilton, CT 06897 Email: hrocheville@mcchordengineering.com

Soil Scientist: Triton Environmental Inc. Phone: (203) 498-8833

Address: 101 Whitney Avenue, New Haven, CT Email: _____

Legal Counsel: _____ Phone: _____

Address: _____ Email: _____

Surveyor: _____ Phone: _____

Address: _____ Email: _____

PROPERTY INFORMATION

Property Address: 154 Newtown Turnpike, Weston, CT

Existing Conditions (*Describe existing property and structures*): Town park with several recreational areas, parking and dense woodlands.

Provide a detailed description and purpose of proposed activity (*attach sheet with additional information if needed*): Construct three (3) proposed pickleball courts in an area that is currently wooded. Earthwork and tree removal is required. A stormwater management system will be installed to control runoff from the increase in impervious area. Erosion controls are proposed to protect the inland wetlands during construction.

Is this property within a subdivision (*circle*): Yes or **(No)**
Square feet of proposed impervious surfaces (*roads, buildings, parking, etc.*): 5,800 sq-ft

Subject property to be affected by proposed activity contains:

- | | |
|--|---|
| <input checked="" type="checkbox"/> wetlands soils | <input type="checkbox"/> bog |
| <input type="checkbox"/> swamp | <input type="checkbox"/> lake or pond |
| <input checked="" 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 checked="" type="checkbox"/> Alteration | <input checked="" type="checkbox"/> Construction | <input type="checkbox"/> Pollution |
| <input type="checkbox"/> Discharge to | <input type="checkbox"/> Discharge from | <input type="checkbox"/> Bridge or Culvert |
| <input checked="" 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:

Earth will be moved to create a level surface for the court construction. We anticipate some fill will be needed which will consist of clean common material. Material will be temporarily stockpiled in a designated area until it can be used.

Description, work sequence, and duration of activities:

The project area will be cleared and trees will be removed for earthwork activities. Earthwork will be performed to prepare the area for court construction. The pickleball courts will subsequently be constructed. Permanent stormwater management improvements will be installed and erosion and sediment controls will be employed during construction. Duration of construction anticipated will be approx. 3 months.

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

Various alternatives were explored, including different court locations, stormwater management measures and site grading options. Ultimately, this proposal was chosen because it minimizes the temporary and permanent impact within the upland review area and proximity to the inland wetlands.

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 2/12/24
Date


Signature of Authorized Agent 2/12/24
Date

FOR OFFICE USE ONLY

Administrative Approval _____
Initials Date



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 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, only use one code): _____
- 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 ACTION 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 action is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: Westport or number: 108
subregional drainage basin number: 7203
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Town of Weston
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 154 Newtown Turnpike
briefly describe the action/project/activity (check and print information): temporary permanent description: Construction of new pickleball court with associated stormwater management and grading.
- ACTIVITY PURPOSE CODE (see instructions, only use one code): E
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 10, 12
- WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.28 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

Adjacent Property Owners within 100' of Property

154 Newtown Turnpike
Weston, CT 06883
Map 21, Block 3, Lot 19

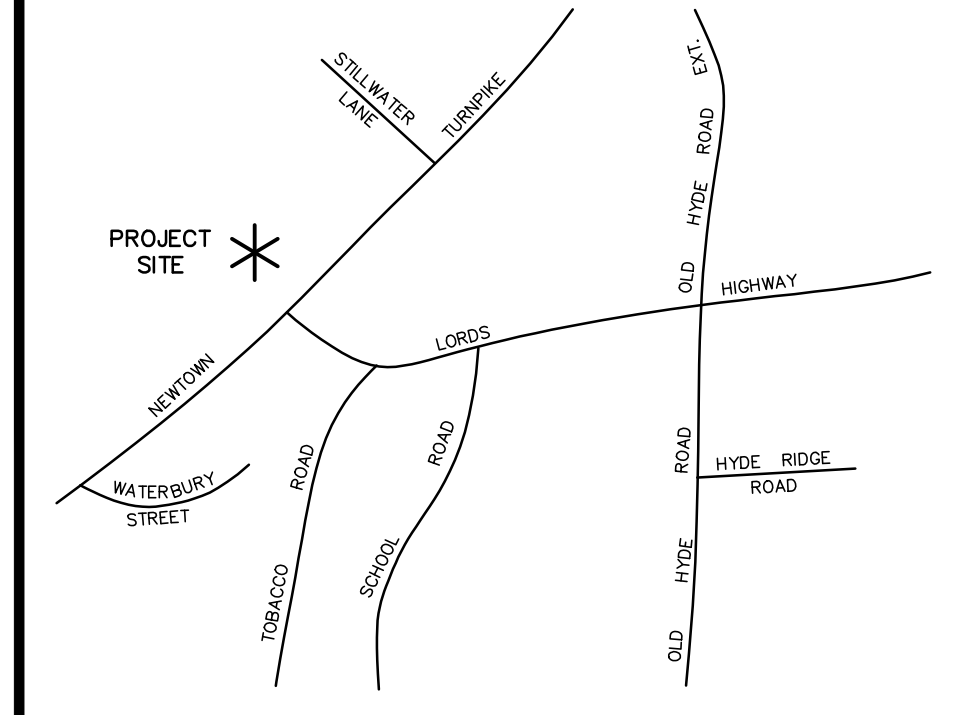
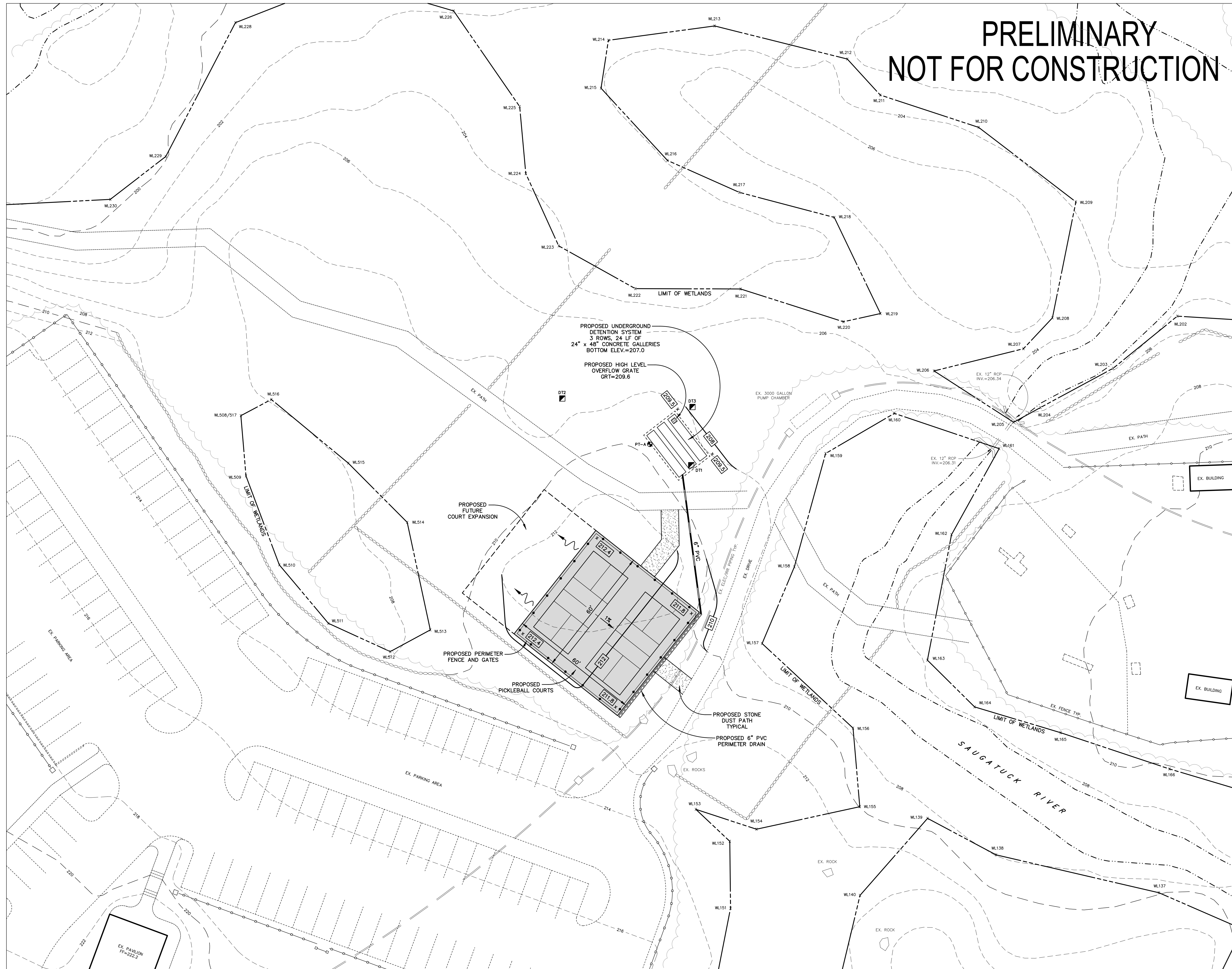
<u>M-B-L</u>	<u>Property Owner</u>	<u>Mailing Address</u>
21-3-18-17	Aspetuck Land Trust Inc.	P O Box 444 Westport, CT 06880
21-4-2	Sudeep K. & Nivedita Lahiri	153 Newtown Turnpike Weston, CT 06883
22-2-12	Lois Anne Coogan	395 Georgetown Road Weston, CT 06883
22-6-48	Dean Robert & Allison Vonk	1 Waterbury Street Weston, CT 06883
21-3-15	Jay Feinberg & Patrick Savoy	11 September Lane Weston, CT 06883
21-3-14	Justin & Barbara Mroz	11 October Drive Weston, CT 06883
21-3-16	Andrew Davidson	5 September Lane Weston, CT 06883
21-2-10	William J. III & Jenny R. Walsh	392 Georgetown Road Weston, CT 06883
21-2-5	Ted Lockwood	PO Box 1191 Weston, CT 06883
21-2-6	Harrison M. Biggs & Virginia C. Ammidon	14 Hillside Road Weston, CT 06883

Adjacent Property Owners within 100' of Property

154 Newtown Turnpike
Weston, CT 06883
Map 21, Block 3, Lot 19

<u>M-B-L</u>	<u>Property Owner</u>	<u>Mailing Address</u>
21-2-9	Stanislaw & Elizbieta Makowski	8 Hillside Road Weston, CT 06883
21-4-3	Weston Ventures II LLC	16 Pheasant Hill Road Weston, CT 06883
21-3-13	Stephen J. Aulenbach	15 October Drive Weston, CT 06883
21-3-40	Theresan M. & John F. Zuch	138 Newtown Turnpike Weston, CT 06883
21-3-22	Peter Grave & Alison Kudish	12 Stillwater Lane Weston, CT 06883
21-4-1	John Weiss & Olivera Cristiane	159 Newtown Turnpike Weston, CT 06883
21-3-20	Samuel Edward III & Samantha C. Parker	170 Newtown Turnpike Weston, CT 06752
21-3-21	Kevin Micheal Valentine	172 Newtown Turnpike Weston, CT 06752
21-3-27	Samuel Edward III & Samantha C. Parker	166 Newtown Turnpike Weston, CT 06752
21-3-54	Mimi Swerdlow	421 Georgetown Road Weston, CT 06883

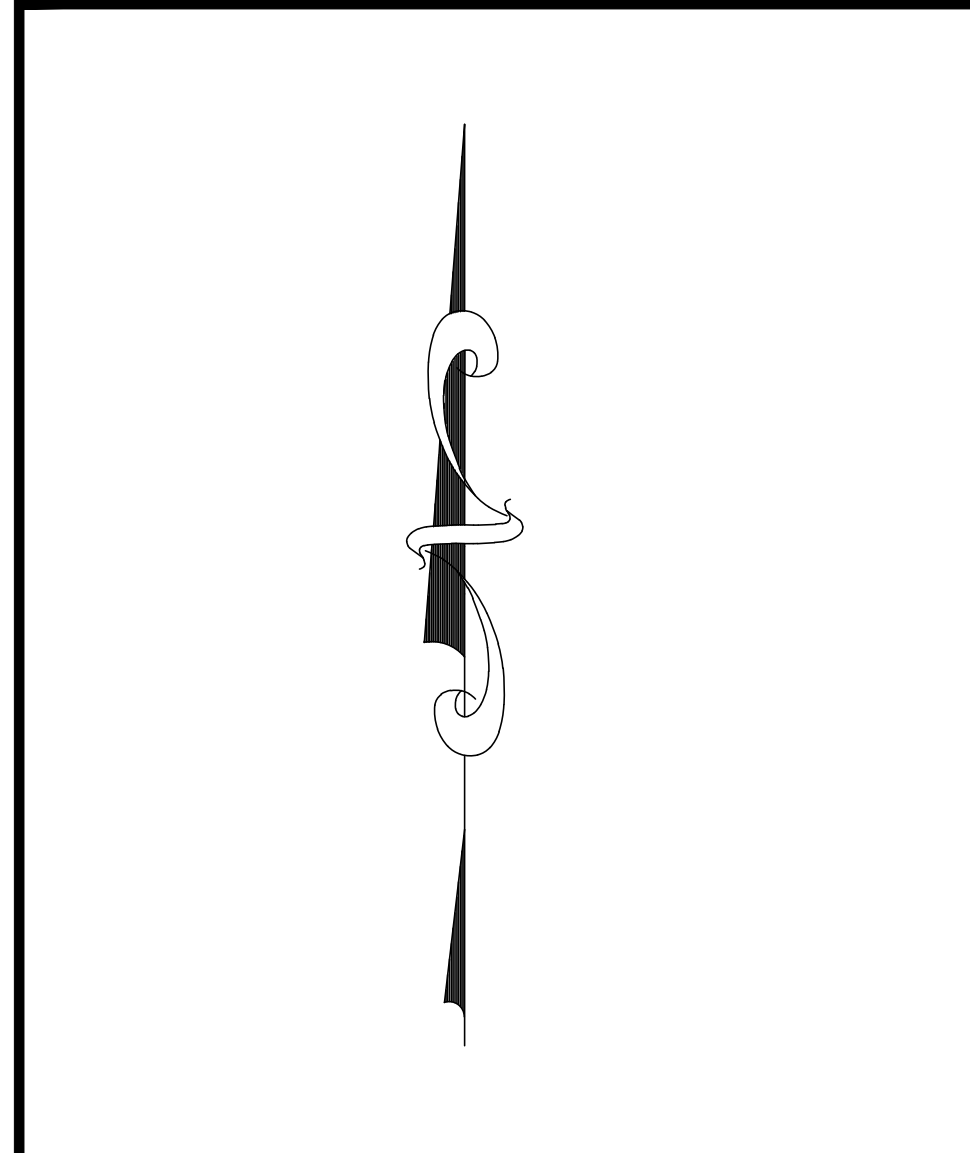
PRELIMINARY NOT FOR CONSTRUCTION



SCALE: 1" = 1000'

Orientation

No.	Date	Revisions or Submissions



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McChord Engineering Associates, Inc.
 Civil Engineers and Land Planners
 1 Grumman Hill Road
 Wilton, CT 06897 (203) 834-0569

PLAN PREPARED FOR
 TOWN OF WESTON
 WESTON, CONNECTICUT

SITE DEVELOPMENT PLAN
 PICKLEBALL COURTS, BISCEGLIE PARK
 WESTON, CONNECTICUT

JOB NO.: 2332A-1	DATE: JANUARY 4, 2024
DRAWN BY: DRS	CHECKED BY: TSN, HMR
SCALE: 1" = 20'	

SIGNATURE: _____ DRAWING NO.: SE1