

GENERAL REQUIREMENTS DISTRICT R-2A	SECTION	MIN. REQUIRED MAX. ALLOW	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS	CLAIMED EXEMPTION / VARIANCE
MIN. LOT AREA	321.3	2 Acres	4,0042 Acres			
MIN. RECTANGLE	321.4	170'x200'	170'x200'			
MIN. LOT FRONTAGE	321.4	170'	825.96'			
SETBACKS	321.5	-	-			
FRONT	321.5	50'	57.8 to 90' Slope Coach Rd 156.7 to Kellogg Hill rd. 144.3'			
SIDE	321.5	30'	-			
REAR	321.5	30'	185.9'			
WATERCOURSE/WETLAND LINE	321.7	50'	66.4'			
WALL OR FENCE	313.2	20'	-			
MAX. BUILDING COVERAGE	321.6	15 %	3.15 %			
MAX. BUILDING HEIGHT	321.7	35'	23.07' for Garage			

LOT	
GROSS LOT AREA	174,423 SQ. FT.
ROAD, RIGHT OF WAY, ACCESS WAY	0 SQ. FT.
ABOVE-GROUND UTILITY EASEMENT	-
EXCLUSIVE-USE EASEMENT	-
LAND UNDER WATER OR VERY POORLY DRAINED IN EXCESS OF 20% OF TOTAL	-
NET LOT AREA	174,423 SQ. FT.

AREA OF FLAGGED WETLANDS = 18,984 SQ. FT.

AVERAGE GRADE AROUND RESIDENCE:  
 250.0+247.1+246.7+246.8+247.0+250.6+253.9+254.8+  
 252.6+252.4+251.9+251.5+251.5+251.5+256.3+251.3 = 4,015.8/16 = 250.99

ELEVATION OF RESIDENCE ROOF RIDGE = 276.18

HEIGHT OF RESIDENCE:  
 ELEVATION OF RESIDENCE ROOF RIDGE - AVERAGE GRADE = 276.18-250.99 = 25.19 FEET

AVERAGE GRADE AROUND GARAGE:  
 254.5+254.6+255.8+256.0+260.7+257.1+257.1 = 1,795.8/7 = 256.54

ELEVATION OF GARAGE ROOF RIDGE = 279.56

HEIGHT OF GARAGE:  
 ELEVATION OF GARAGE ROOF RIDGE - AVERAGE GRADE = 279.56-256.54 = 23.02 FEET

ELEVATION OF FRONT DOOR SILL FOR RESIDENCE = 252.78

ELEVATION OF GARAGE FLOOR = 257.12

EXISTING BUILDING COVERAGE:  
 RESIDENCE, PORCH & DECKS ..... 4,941.5 SQ. FT.  
 GARAGE ..... 1,229.8 SQ. FT.  
 COTTAGE ..... 552.5 SQ. FT.  
 POOL HOUSE ..... 458.4 SQ. FT.  
 SHED ..... 23.9 SQ. FT.  
 TOTAL EXISTING BUILDING COVERAGE ..... 7,205.9 SQ. FT./174,423 SQ. FT. = 4.13 %

KEY	QTY	LATIN NAME	COMMON NAME	SIZE
<b>Grasses</b>				
CAP	170	Carex pensylvanica	Sedge Grass	1G
JE	37	Juncus effusus	Common Rush	1G
<b>Fern</b>				
MS	29	Matteuccia struthiopteris	Ostrich Fern	1G
OSC	16	Osmunda cinnamomea	Cinnamon Fern	1G
<b>Perennials</b>				
AC	9	Aquilegia canadensis	Columbine	1QT
IRV	7	Iris versicolor	Blue Flag Iris	1G
LOC	9	Lobelia cardinalis	Cardinal Flower	1QT
MF	11	Monarda fistulosa	Bee Balm	1QT
<b>Shrubs</b>				
AML	3	Amelanchier lamarckii	Serviceberry	6G
CA	15	Clethra alnifolia	Summersweet	3G
COR	5	Cornus racemosa	Gray Dogwood	3G
HAV	3	Hamamelis vernalis	Witch Hazel	6G
IV	7	Ilex verticillata	Winterberry	2G
VIT	6	Viburnum trilobum	Mapleleaf Viburnum	36-42" B/B
<b>Trees</b>				
NS	1	Nyssa sylvatica	Tupelo/Sour Gum	2-2.5" caliper

**PARCEL "A"**  
 AREA = 174,423 SQ. FT.  
 or 4.0042 ACRES

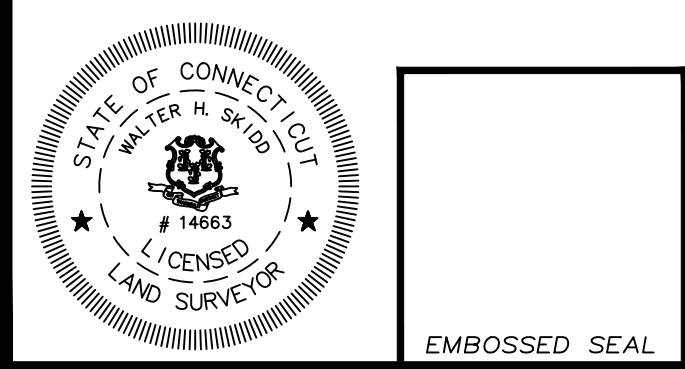
THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSE. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

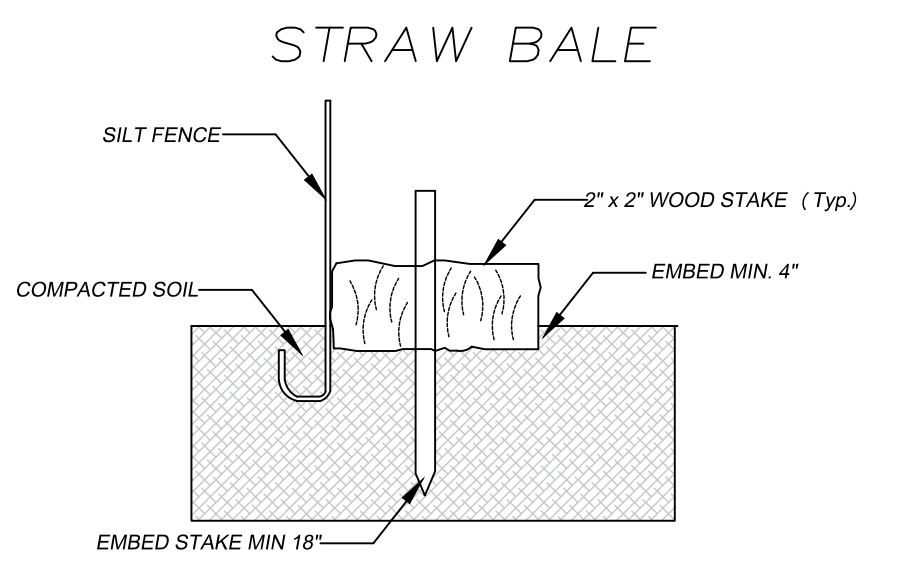
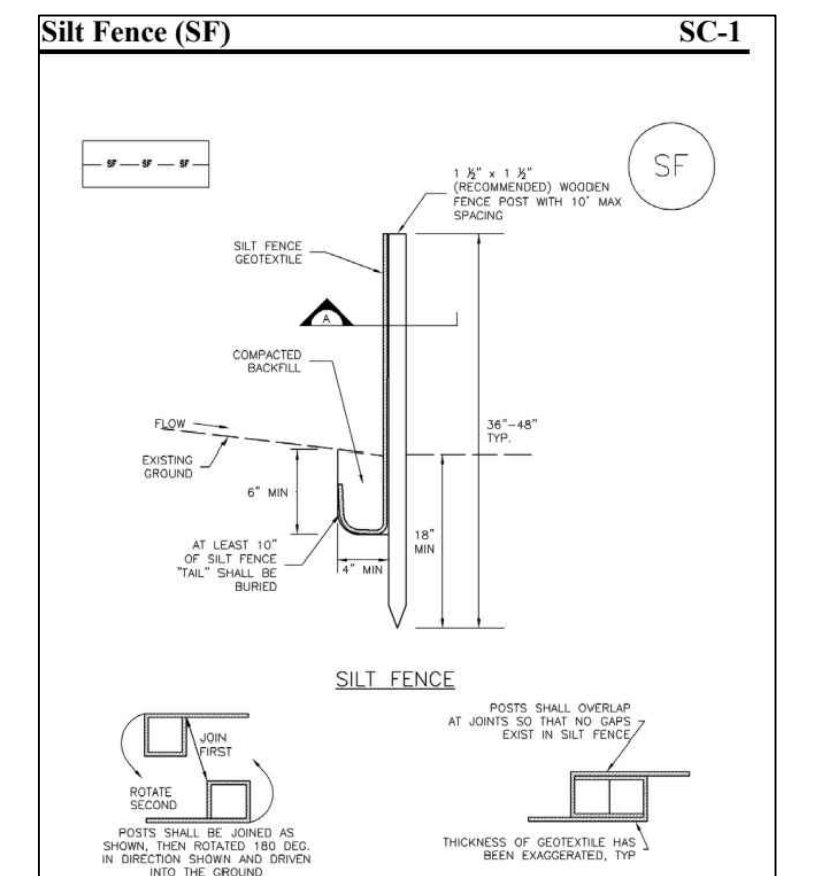
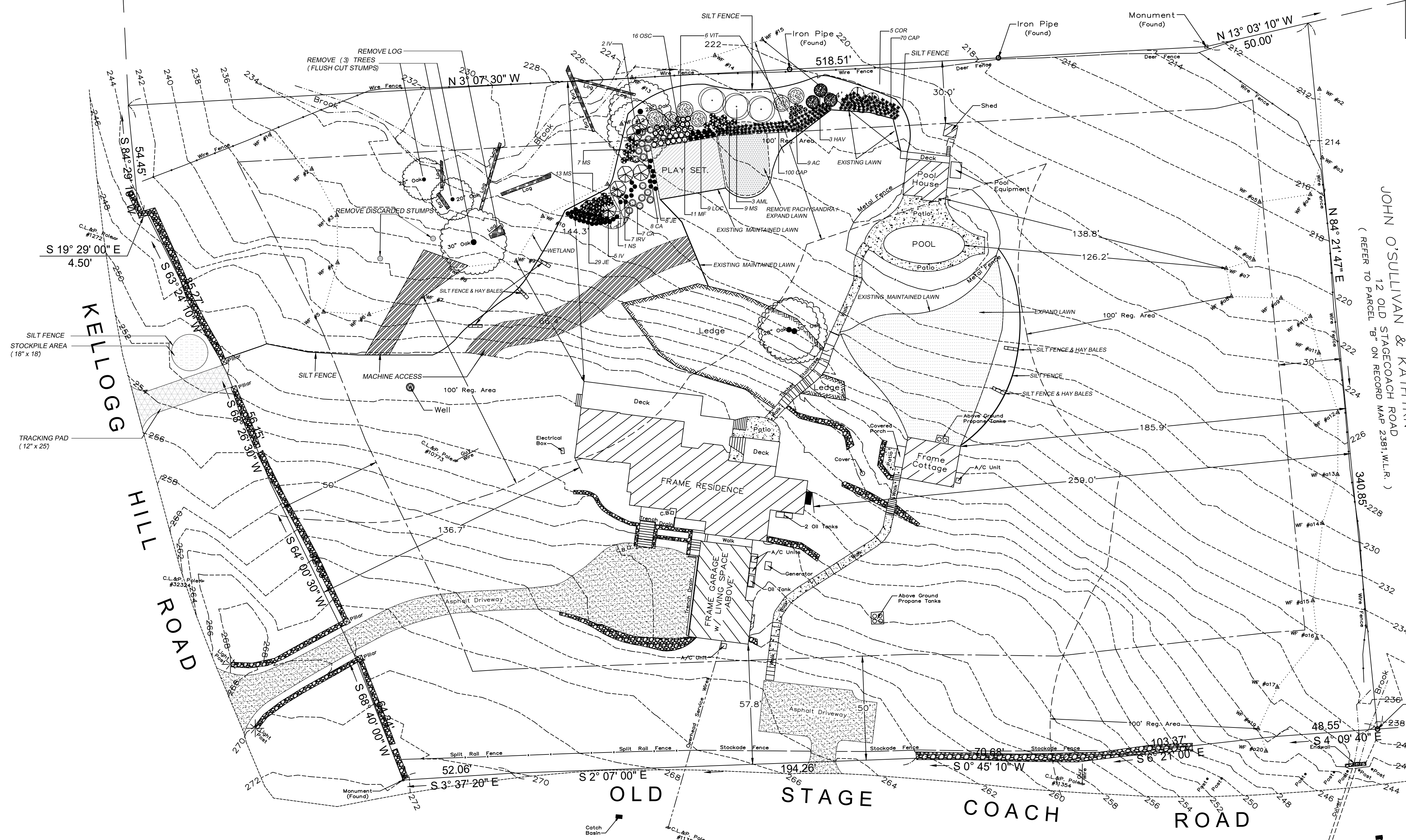
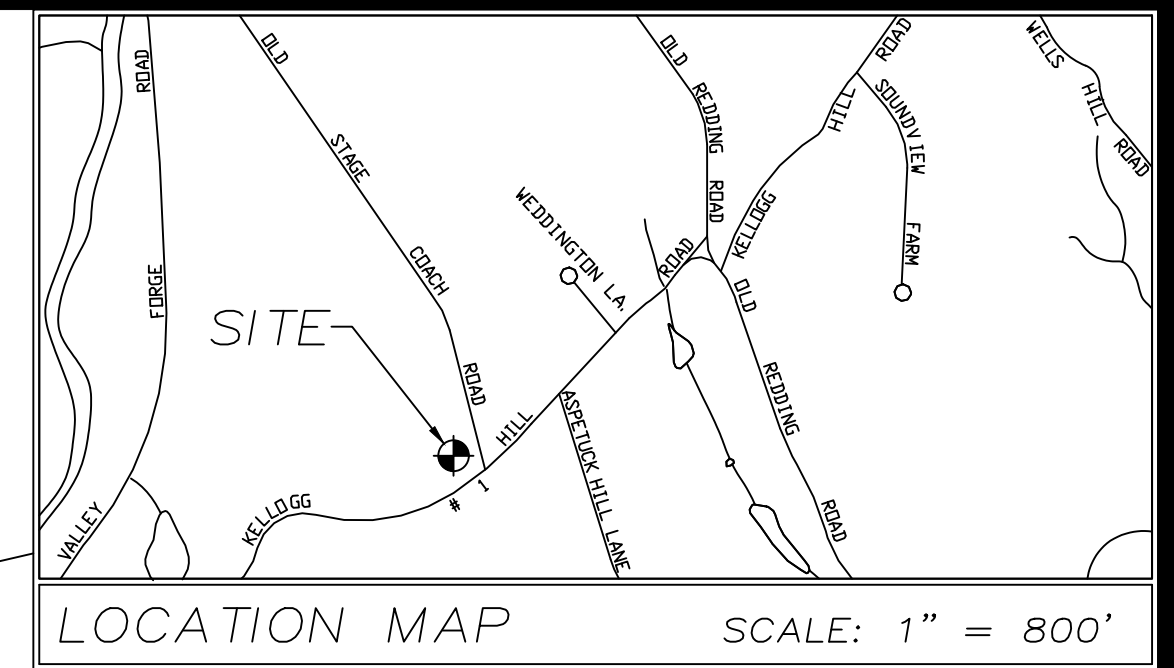
THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.



NOW OR FORMERLY LAND OF  
**DAVID CARP & BLAIR CARP**  
 40 KELLOGG HILL ROAD  
 (REFER TO LOT #4 ON RECORD MAP #2914.W.L.R.)

NOW OR FORMERLY LAND OF  
**SCOTT MORVILLO & DEBORAH A. MORVILLO**  
 38 KELLOGG HILL ROAD  
 (REFER TO LOT #5 ON RECORD MAP #3798.W.L.R.)



- NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
  - THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP. ZONING, THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
  - THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
  - THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 STANDARDS, REFERS TO APPROXIMATE NAVD' 88 DATUM.
  - THE SUBJECT PROPERTY IS SHOWN AS TAX MAP 18, BLOCK 2, TAX LOT 6
  - THE SUBJECT PROPERTY IS LOCATED IN 'R-2AC' RESIDENCE ZONE.
  - THE SUBJECT PROPERTY IS OWNED BY JEREMY COVINO & SUSAN DELORY REFER TO RECORD DEED VOL. 661, PG. 104 ON FILE IN THE OFFICE OF THE WESTON TOWN CLERK.
  - WETLAND LINE FLAGGED BY JMM WETLAND CONSULTING SERVICES, LLC ON

- MAP REFERENCE:
- RECORD MAP # 2381.W.L.R. ENTITLED "MAP OF PROPERTY PREPARED FOR MARIE H. SCHACHTE WESTON, CONN. SCALE 1in. = 80ft. OCT. 24, 1975" CERTIFIED SUBSTANTIALLY CORRECT BY RICHARD W. PLAIN, L.S. CONN. REG. #8172.
  - RECORD MAP # 968.W.L.R. ENTITLED "MAP OF PROPERTY TO BE ACQUIRED BY MARIE H. SCHACHTE WESTON, CONN. SCALE 1" = 40" CERTIFIED SUBSTANTIALLY CORRECT BY MILTON J. GOODMAN, P.E. & L.S. DATED: JUNE 24, 1954.
  - RECORD MAP # 646.W.L.R. ENTITLED "MAP OF PROPERTY OF ESTHER ROOT ADAMS TO BE CONVEYED TO CURTIS G. BENJAMIN SCALE 1" = 40' JULY 14, 1950 AREA = 8 36/100 ACRES" CERTIFIED SUBSTANTIALLY CORRECT B.J. SHALOMIS.
  - RECORD MAP # 3798.W.L.R. ENTITLED "PROPERTY SURVEY & PROPERTY LINE CHANGE MAP PREPARED FOR RICHARD & LAURA NICHOLS AND DANIEL CROWN 38 & 36 KELLOGG HILL ROAD WESTON, CONNECTICUT SCALE: 1" = 40' DATE: 10/31/07 ... REVISED TO 8/25/11" CERTIFIED SUBSTANTIALLY CORRECT BY PAUL A. BRAUTIGRAM, L.S. CONN. REG. No. 15166.
  - RECORD MAP # 1163.W.L.R. ENTITLED "MAP OF PROPERTY FOR HENRY M. SCHACHTE WESTON, CONN. SEPT. 1956 SCALE 1" = 40" CERTIFIED SUBSTANTIALLY CORRECT MARTIN J. CASASSE, SURVEY.

LANDSCAPE IMPROVEMENT & WETLAND MITIGATION

PREPARED FOR  
**Jeremy Covino & Susan Delory**  
 44 KELLOGG HILL ROAD  
 WESTON, CONNECTICUT

SCALE: 1" = 30' MARCH 13, 2024

CRAIG E. KOPFMANN  
 Certified Landscape Professional

**GREEN ACRES**  
 Landscape & Design, LLC

PO BOX 430,  
 MONROE, CT 06468,  
 Telephone (203) 496-8989.

Jeremy Covino  
44 Kellogg Hill Road  
Weston, CT  
March 13, 2024

Craig Kopfmann  
Green Acres Landscape & Design, LLC  
5 Dusty Lane  
Newtown, CT 06470

Subject: Authorization Letter to Act As Agent

Dear Craig,

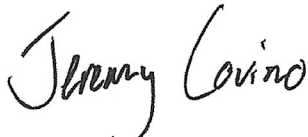
I am writing this letter to officially authorize you to act as my agent for the purpose of applying to the Town of Weston Conservation Commission for a five-year permit to conduct a regulated activity pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Weston, at my home on 44 Kellogg Hill Road, Assessor's Map #18, Block #2, Lot #6.

This authorization is given in accordance with our signed agreement and to facilitate the completion of the project. I trust your expertise and professionalism to carry out the tasks required.

Please do not hesitate to contact me for further clarification during the execution of the project at 203-885-2560.

Thank you for your attention to this matter. I appreciate your cooperation and dedication to ensuring the successful completion of the project.

Sincerely,

A handwritten signature in cursive script that reads "Jeremy Covino". The signature is written in black ink and is positioned above the printed name.

Jeremy Covino



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: 44 KELLOGG HILL ROAD

Assessor's Map # 18 Block # 2 Lot # 6

PROJECT DESCRIPTION (general purpose) MAINTENANCE OF REGULATED AREA INCLUDING TREE

& STUMP REMOVAL, PLAYSET INSTALL, BUFFER PLANTING & LAWN RENOVATION/INSTALL  
(SEE ADDITIONAL INFORMATION ATTACHED)

Total Acres 4.0042 Total Acres of Wetlands and Watercourses .43 .39 AC

Acreage of Wetlands and Watercourses Altered 0 Upland Area Altered 17,321.7 SQ FT

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: JEREMY COVINO & SUSAN DELORY Phone: 203-885-2560

Address: 44 KELLOGG HILL ROAD

Email: jpcovino6@gmail.com sdelory@me.com

APPLICANT/AUTHORIZED AGENT:

Name: CRAIG KOPFMANN Phone: 203-496-8989

Address: PO BOX 430 MONROE, CT 06468

Email: Craig@GETGREENACRESLANDSCAPING.COM

CONSULTANTS: (Please provide, if applicable)

Engineer: \_\_\_\_\_ Phone: \_\_\_\_\_

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

Soil Scientist: JMM WETLAND CONSULTING Phone: 203-364-0345

Address: 23 HORSESHOE RIDGE ROAD  
NEWTOWN, CT 06482

Email: james.e.jmmwetland.com

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

Phone: \_\_\_\_\_

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

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

Surveyor: WALTER SKIDD, L.S.

Phone: 203-373-0401

Address: 1992 STRATFIELD ROAD  
FAIRFIELD, CT 06432

Email: WSKidd@OPTONLINE.NET

**PROPERTY INFORMATION**

Property Address: 44 KELLOGG HILL ROAD

Existing Conditions (Describe existing property and structures): SEE ATTACHED

Provide a detailed description and purpose of proposed activity (attach sheet with additional information if needed): SEE ATTACHED

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:

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

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

- |  |   |  |
|--|---|--|
| <input checked="" 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 checked="" type="checkbox"/> Removal of Materials | <input checked="" type="checkbox"/> Deposition of Materials | <input checked="" type="checkbox"/> Other <u>PLAYSET</u> |

Amount, type, and location of materials to be removed, deposited, or stockpiled: \_\_\_\_\_

Description, work sequence, and duration of activities: SEE ATTACHED

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

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

3/13/24  
Date



Signature of Authorized Agent

3/14/24  
Date

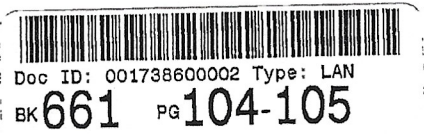
**FOR OFFICE USE ONLY**

Administrative Approval

\_\_\_\_\_  
Initials

\_\_\_\_\_  
Date

2/67



After Recording Mail to:  
Candice Savin  
17 Twin Falls Lane  
Westport, CT 06880

10

**WARRANTY DEED**

To all people to whom these presents shall come, greeting:

Know ye, that **Jay Ugol and Stephanie P. Ugol** of the Town of **Weston**, County of **Fairfield** and State of **Connecticut**

for the consideration of Two Million Dollars and No Cents (\$2,000,000.00)

paid, grant to **Jeremy Covino and Susan Delory as Joint Tenants With Rights of Survivorship** with Warranty Covenants

All that certain piece or parcel of land described as follows:

**ALL THAT CERTAIN** piece, parcel or tract of land situated in the Town of **Weston**, County of **Fairfield** and State of **Connecticut** in quantity of **4.003** acres shown and designated as **Parcel A** on that certain map entitled "**Map of Property Prepared for Marie H. Schachte Weston Connecticut Scale: 1 in = 40 ft. Oct. 24, 1975**" Certified Substantially Correct by **Leonard Surveyors** and recorded on the **Weston Land Records** as **Map #2381** and more particularly described as follows:

**NORTHERLY:** by parcel **B** as shown on said **Map**, **m 340.85** feet

**EASTERLY:** by **Old Stage Coach Road**, so called, **468.92** feet;

**SOUTHERLY:** by **Kellogg Hill Road**, so called, **357.04** feet;

**WESTERLY:** by land now or formerly of **Curtis Benjamin**, **569.51** feet.

Said premises are conveyed subject to:

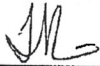
1. Taxes on the current list which the grantees herein hereby assume and agree to pay as part consideration of this deed.
2. Building lines, if established, building and zoning ordinances, and any and all municipal and state and federal regulations including inland wetlands regulations and provisions of any public or private law affecting said premises.
3. Notes and conditions as shown on said **Map No. 2381**.
4. Rights of others in and to any watercourse situated upon or crossing the premises.

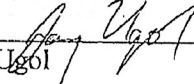
*[Signature]* <sup>or</sup>  
TOWN OF WESTON TAX \$5,000.  
CONVEYANCE TAX RECEIVED 00  
STATE OF CT TAX \$21,000.

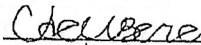
Signed this 16<sup>th</sup> day of September, 2022.

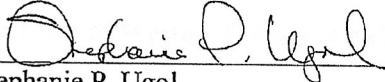
Witnessed by:

105

✓   
TAMARA L. PETERSON Witness

✗   
Jay Ugol

✓   
Caroline Del Bene Witness

✗   
Stephanie P. Ugol

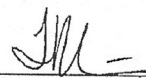
STATE OF CONNECTICUT

SS: FAIRFIELD

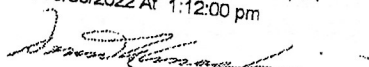
COUNTY OF FAIRFIELD

The foregoing instrument was acknowledged before me on the 16<sup>th</sup> day of September, 2022 by Jay Ugol and Stephanie P. Ugol.

SEAL

  
Commissioner of the Superior Court  
My Commission Expires: N/A  
TAMARA L. PETERSON

Grantee's Mailing Address:  
44 Kellogg Hill Road  
Weston, CT 06883

Received for Record at WESTON, CT  
On 09/30/2022 At 1:12:00 pm  


18 8 9  
KELLOGG HILL TRUST B  
35 KELLOGG HILL ROAD  
WESTON CT 06883

18 8 18  
HOYT TOPALIAN KIMBERLY  
39 KELLOGG HILL ROAD  
WESTON CT 06883

18 2 5  
O'SULLIVAN JOHN & KATHYRN  
12 OLD STAGECOACH RD  
WESTON CT 06883

18 2 14  
MORVILLO E SCOTT & DEBORAH A  
38 KELLOGG HILL ROAD  
WESTON CT 06883

18 2 7  
CARP DAVID & BLAIR  
40 KELLOGG HILL ROAD  
WESTON CT 06883

18 2 6  
COVINO JEREMY & DELORY SUSAN  
44 KELLOGG HILL ROAD  
WESTON CT 06883

18 3 11+12  
TARZIAN CHARLES F & BRENDA L  
50 KELLOGG HILL RD  
WESTON CT 06883

Landscape Improvement of Wetland  
Mitigation  
Weston, CT  
Jeremy Covino & Susan Delory  
at Kean-Heald  
Weston, Connecticut  
Site # 201  
M-100-112014



100  
100

100  
100  
100

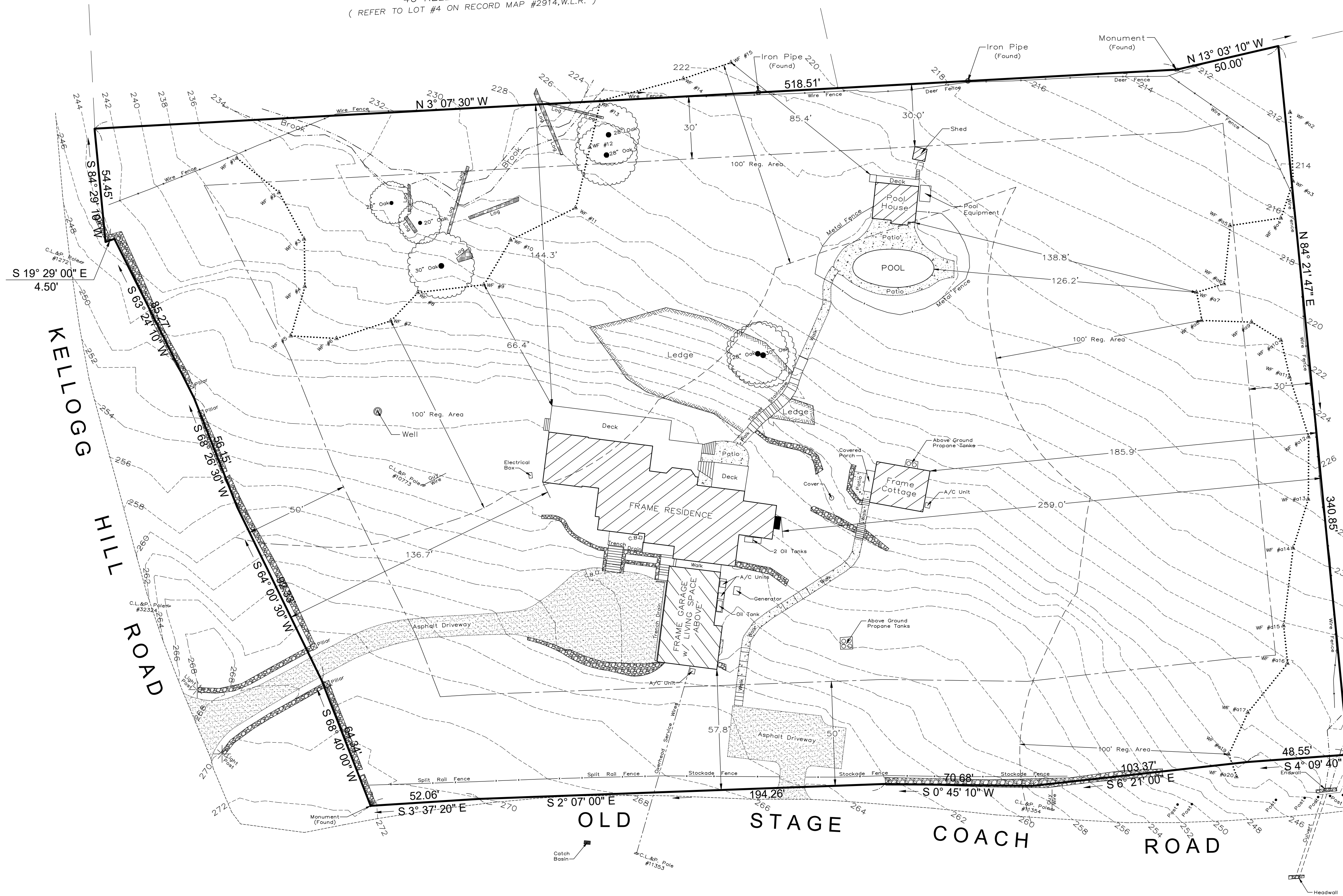


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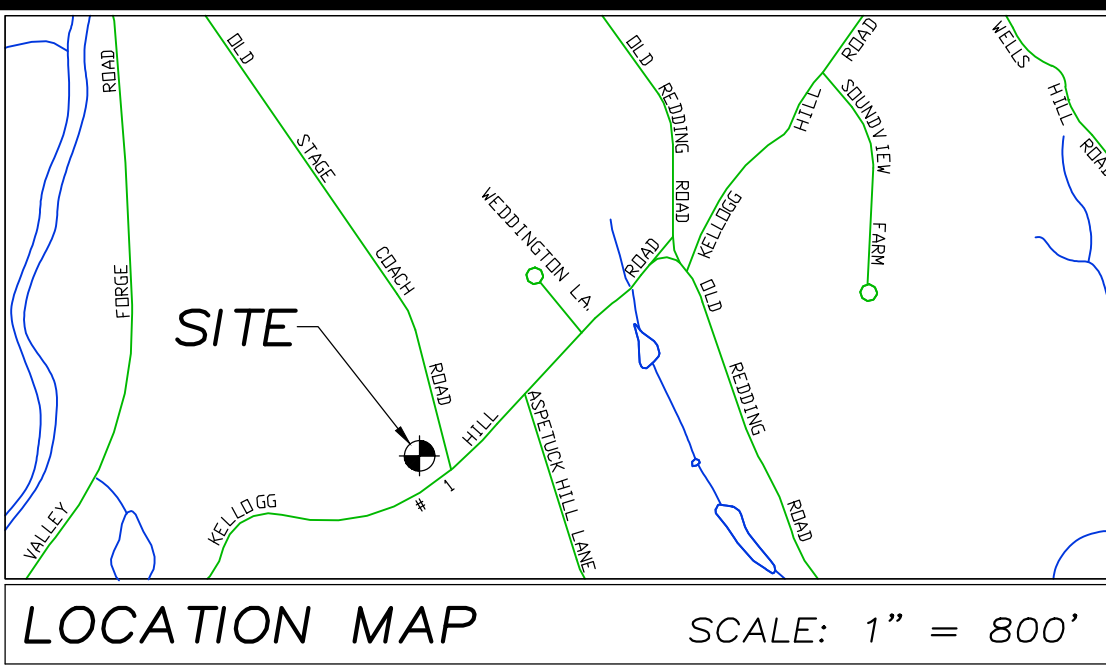
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NOW OR FORMERLY LAND OF  
**SCOTT MORVILLO & DEBORAH A. MORVILLO**  
 38 KELLOGG HILL ROAD  
 (REFER TO LOT #5 ON RECORD MAP #3798.W.L.R.)

NOW OR FORMERLY LAND OF  
**DAVID CARP & BLAIR CARP**  
 40 KELLOGG HILL ROAD  
 (REFER TO LOT #4 ON RECORD MAP #2914.W.L.R.)



NOW OR FORMERLY LAND OF  
**JOHN O'SULLIVAN & KATHYRN O'SULLIVAN**  
 12 OLD STAGECOACH ROAD  
 (REFER TO PARCEL #1 ON RECORD MAP #281.W.L.R.)

**IMPROVEMENT/LOCATION SURVEY  
 MAP OF PROPERTY**

PREPARED FOR

**Jeremy Covino & Susan Delory**

44 KELLOGG HILL ROAD

WESTON, CONNECTICUT

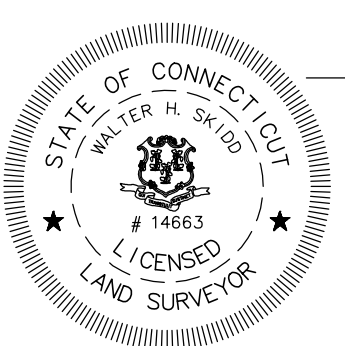
SCALE: 1" = 30' FEB. 29, 2024



**WALTER H. SKIDD - LAND SURVEYOR LLC**

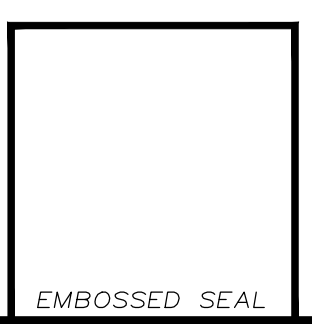
To the best of my knowledge and belief this map is substantially correct as noted hereon.

WALTER H. SKIDD, L.S. Conn. Reg. # 14663  
 1992 STRATFIELD ROAD - FAIRFIELD, CONN.  
 TELEPHONE (203) 373-0401



**PARCEL "A"**  
 AREA = 174,423 SQ. FT.  
 or 4.0042 ACRES

THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.  
 UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.  
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.  
 THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.  
 THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.



**NOTES:**

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
- THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP, ZONING. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
- THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
- THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 STANDARDS, REFERS TO APPROXIMATE NAVD'88 DATUM.
- THE SUBJECT PROPERTY IS SHOWN AS TAX MAP 18, BLOCK 2, TAX LOT 6
- THE SUBJECT PROPERTY IS LOCATED IN "R-2AC" RESIDENCE ZONE.
- THE SUBJECT PROPERTY IS OWNED BY JEREMY COVINO & SUSAN DELORY REFER TO RECORD DEED VOL. 661, PG. 104 ON FILE IN THE OFFICE OF THE WESTON TOWN CLERK.
- WETLAND LINE FLAGGED BY JMM WETLAND CONSULTING SERVICES, LLC ON

**MAP REFERENCE:**

- RECORD MAP # 2381.W.L.R. ENTITLED "MAP OF PROPERTY PREPARED FOR MARIE H. SCHACHTE WESTON, CONN. SCALE 1" = 80ft. OCT. 24, 1975" CERTIFIED SUBSTANTIALLY CORRECT BY RICHARD W. PLAIN, L.S. CONN. REG. #8172.
- RECORD MAP # 968.W.L.R. ENTITLED "MAP OF PROPERTY TO BE ACQUIRED BY MARIE H. SCHACHTE WESTON, CONN. SCALE 1" = 40" CERTIFIED SUBSTANTIALLY CORRECT BY MILTON J. GOODMAN, P.E. & L.S. DATED: JUNE 24, 1954.
- RECORD MAP # 646.W.L.R. ENTITLED "MAP OF PROPERTY OF ESTHER ROOT ADAMS TO BE CONVEYED TO CURTIS G. BENJAMIN SCALE 1" = 40" JULY 14, 1950 AREA = 8 36/100 ACRES" CERTIFIED SUBSTANTIALLY CORRECT B.J. SHALOMIS.
- RECORD MAP # 3798.W.L.R. ENTITLED "PROPERTY SURVEY & PROPERTY LINE CHANGE MAP PREPARED FOR RICHARD & LAURA NICHOLS AND DANIEL CROWN 38 & 36 KELLOGG HILL ROAD, WESTON, CONNECTICUT SCALE: 1" = 40' DATE: 10/31/07 ... REVISED TO 8/25/11" CERTIFIED SUBSTANTIALLY CORRECT BY PAUL A. BRAUTIGRAM, L.S. CONN. REG. No. 15166.
- RECORD MAP # 1163.W.L.R. ENTITLED "MAP OF PROPERTY FOR HENRY M. SCHACHTE WESTON, CONN. SEPT. 1956 SCALE 1" = 40" CERTIFIED SUBSTANTIALLY CORRECT MARTIN J. CAPASSE, SURVEY.



23 Horseshoe Ridge Road  
Newtown, CT 06482  
Office: 203-364-0345  
Cell: 203-994- 3428  
[james@jmmwetland.com](mailto:james@jmmwetland.com)  
Jmmwetland.com

REPORT DATE: November 17, 2023

PAGE 1 OF 3

## ON-SITE SOIL INVESTIGATION REPORT

**PROJECT NAME & SITE LOCATION:**

Project Site  
44 Kellogg Hill Road  
Weston, Connecticut

**JMM Job No.:** 23-3348-WES-3

**Field Investigation Date(s):** 8/4/2023

**Field Investigation Method(s):**

- Spade and Auger
- Backhoe Test Pits
- Other: \_\_\_\_\_

**REPORT PREPARED FOR:**

Mr. Craig Kopsmann  
44 Kellogg Hill Road  
Weston, CT 06883

**Field Conditions:**

Weather: Cloudy, 60's  
Soil Moisture: Moist  
Snow Depth: N/A  
Frost Depth: N/A

**Purpose of Investigation:**

- Wetland Delineation/Flagging in Field
- Wetland Mapping on Sketch Plan or Topographic Plan
- High Intensity Soil Mapping by Soil Scientist
- Medium Intensity Soil Mapping from USDA-NRCS Web Soil Survey Maps
- Other: \_\_\_\_\_

**Base Map Source:** USDA-NRCS Web Soil Survey (attached)

**Wetland Boundary Marker Series:** JMM-1 to JMM-15 and JMM-A-1 to JMM-A-20

**General Site Description/Comments:** The site is located north of Kellogg Hill Road and west of Old Stage Coach Road, in Weston, CT. This +/- 4.0-acre lot is comprised of a single-family residence, a shed, an in-ground swimming pool, pool house, small cottage, maintained lawn, landscaped areas, paved driveway, open weedy areas, forested upland areas, and forested and wet meadow wetland areas, which include intermittent watercourses (see Figure 1, attached). The soil types were found to be both undisturbed and disturbed. The undisturbed soils are derived from glacial till (i.e., unstratified sand, silt, and rock) deposits. The undisturbed upland soils are comprised of the well-drained Charlton-Chatfield (73) soil series as well as the moderately well drained Sutton (50) soil series. The disturbed upland soils were mapped as the Udorthents (308) mapping unit while any disturbed wetland soils were mapped as the Aquents (308w) mapping unit. The undisturbed wetland soils were identified as the poorly to very poorly drained Ridgebury, Leicester, and Whitman (3) soil series complex. The regulated areas associated with the site consists of a narrow intermittent watercourse and its associated seasonally saturated/flooded wooded swamp and wet meadow located along western portion of the site (JMM-#-series) and an intermittent watercourse and its associated wooded swamp located along the northern property line (JMM-A-series). Typical vegetation observed within the regulated areas included such species as red maple, spicebush, Japanese barberry, nannyberry, skunk cabbage, sedges, Jack-in-the-pulpit, Japanese stilt grass, cinnamon fern, cattail, clearweed, Asiatic bittersweet, and poison ivy, to name a few.

**ON-SITE SOIL INVESTIGATION REPORT (CONTINUED)**

**PROJECT NAME & SITE LOCATION:** Project Site  
44 Kellogg Hill Road, Weston, CT

**SOIL MAP UNITS****Wetland Soils**

**Ridgebury fine sandy loam (3).** This soil series consists of deep, poorly and somewhat poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to moderately steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically these soils have a black sandy loam surface layer 6 inches thick. The mottled subsoil from 6 to 16 inches is olive gray sandy loam. The mottled substratum from 16 to 60 inches is a light olive brown and olive, very firm and brittle gravelly sandy loam.

**Leicester fine sandy loam (3).** This series, which is some Connecticut counties is found only in complex with the Ridgebury and Whitman series, consists of deep, poorly drained loamy soils formed in friable glacial till on uplands. They are nearly level to gently sloping soils in drainage ways and low-lying positions on till covered uplands. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of black fine sandy loam 6 inches thick. The subsoil from 6 to 23 inches is grayish brown, mottled fine sandy loam. The substratum from 26 to 60 inches or more is dark yellowish brown, mottled, friable, gravelly fine sandy loam.

**Whitman fine sandy loam (3).** This series, which is some Connecticut counties is only mapped in complex with the Ridgebury and Leicester series, consists of deep, very poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level and gently sloping soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically these soils have a black fine sandy loam surface layer 8 inches thick. The mottled subsoil from 8 to 15 inches is gray sandy loam. The mottled substratum from 15 to 60 inches is firm, olive gray to gray dense glacial till.

**Aquents (308w).** This soil map unit consists of poorly drained and very poorly drained disturbed land areas. They are most often found on landscapes, which have been subject to prior filling and/or excavation activities. In general, this soil map unit occurs where two or more feet of the original soil surface has been filled over, graded or excavated. The *Aquents* are characterized by a seasonal to prolonged high ground water table and either support or are capable of supporting wetland vegetation. *Aquents* are recently formed soils, which have an aquic moisture regime. An aquic moisture regime is associated with a reducing soil environment that is virtually free of dissolved oxygen because the soil is saturated by groundwater or by water of the capillary fringe. The key feature is the presence of a ground water table at or very near to the soil surface for a period of fourteen days or longer during the growing season.

**Upland Soils**

**Charlton very stony fine sandy loam (73).** This series consists of very deep, well drained coarse-loamy soils formed in friable, glacial till on uplands. They are nearly level to very steep soils on till plains and hills. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. In tilled areas, these soils have a surface layer of dark brown fine sandy loam 8 inches thick. The subsoil from 8 to 26 inches is yellowish brown fine sandy loam and sandy loam. The substratum from 26 to 60 inches or more is grayish brown gravelly fine sandy loam.

**ON-SITE SOIL INVESTIGATION REPORT (CONTINUED)**

**PROJECT NAME & SITE LOCATION:** Project Site  
44 Kellogg Hill Road, Weston, CT

**SOIL MAP UNITS**

**Chatfield fine sandy loam (73).** This series consists of moderately deep, well drained, and somewhat excessively drained soils formed in till. They are nearly level to very steep soils on glaciated plains, hills, and ridges. Slope ranges from 0 to 70 percent. Crystalline bedrock is at depths of 20 to 40 inches. Permeability is moderate or moderately rapid.

**Sutton stony fine sandy loam (50).** This series consists of deep, moderately well drained loamy soils formed in friable, glacial till on uplands. They are nearly level to steeply sloping soils on till plains, low ridges and hills, being typically located on lower slopes and in slight depressions. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of dark brown fine sandy loam 8 inches thick. The subsoil from 8 to 28 inches is yellowish brown, mottled fine sandy loam and sandy loam. The substratum from 28 to 60 inches or more is light olive brown fine sandy loam.

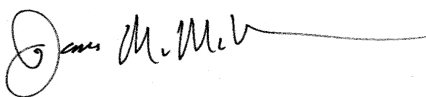
**Udorthents (308).** This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. *Udorthents* or Made Land soils can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983). Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

All wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by, local, state, and federal regulatory agencies.

Respectfully submitted,

**JMM WETLAND CONSULTING SERVICES, LLC**



James M. McManus, MS, CPSS  
Certified Professional Soil Scientist  
Field Investigator/Reviewer

# Town of Weston, CT

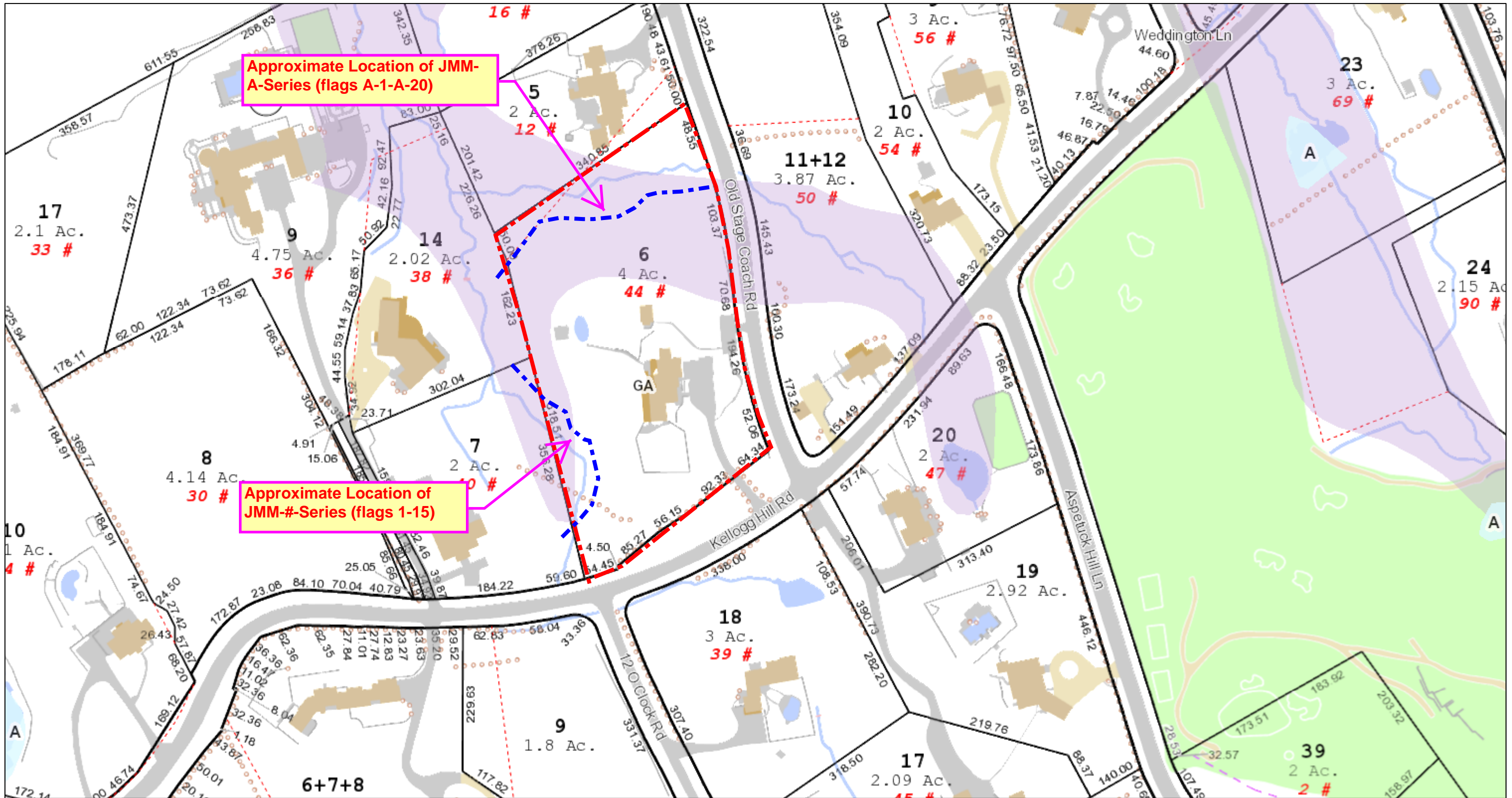
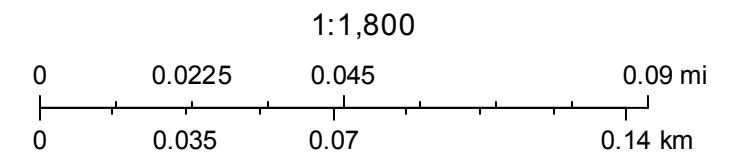
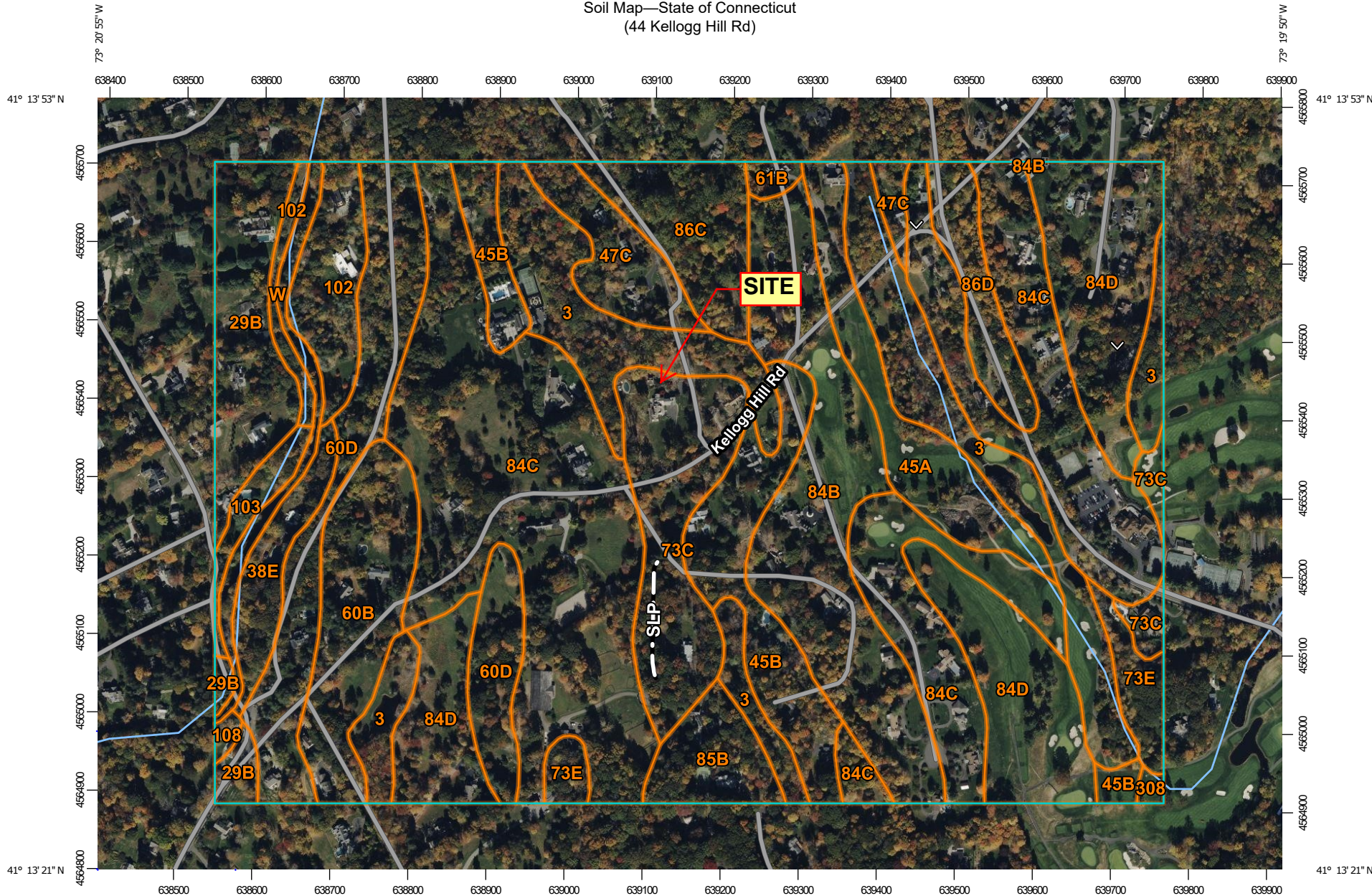


FIGURE 1: 44 Kellogg Hill Road, Weston, CT  
Town GIS Map Showing the Approximate Location of Wetland and Property Boundaries.

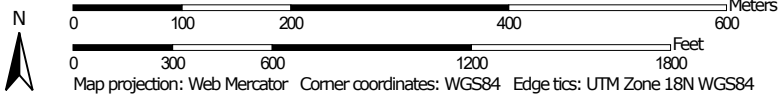


USDA - NRCS

Soil Map—State of Connecticut  
(44 Kellogg Hill Rd)




Map Scale: 1:6,940 if printed on A landscape (11" x 8.5") sheet.



## 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



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

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

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

Survey Area Data: Version 22, Sep 12, 2022

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
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	26.4	10.7%
29B	Agawam fine sandy loam, 3 to 8 percent slopes	10.3	4.2%
38E	Hinckley loamy sand, 15 to 45 percent slopes	3.9	1.6%
45A	Woodbridge fine sandy loam, 0 to 3 percent slopes	8.2	3.3%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	12.9	5.2%
47C	Woodbridge fine sandy loam, 3 to 15 percent slopes, extremely stony	6.0	2.4%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	10.4	4.2%
60D	Canton and Charlton soils, 15 to 25 percent slopes	16.1	6.5%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	0.7	0.3%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	13.0	5.3%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	3.5	1.4%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	20.3	8.2%
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	61.3	24.8%
84D	Paxton and Montauk fine sandy loams, 15 to 25 percent slopes	25.7	10.4%
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony	4.4	1.8%
86C	Paxton and Montauk fine sandy loams, 3 to 15 percent slopes, extremely stony	7.0	2.8%
86D	Paxton and Montauk fine sandy loams, 15 to 35 percent slopes, extremely stony	4.4	1.8%



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
102	Pootatuck fine sandy loam	6.7	2.7%
103	Rippowam fine sandy loam	1.9	0.8%
108	Saco silt loam	0.4	0.1%
308	Udorthents, smoothed	0.3	0.1%
W	Water	2.9	1.2%
<b>Totals for Area of Interest</b>		<b>246.8</b>	<b>100.0%</b>



March 13, 2024

Conservation Commission  
Town of Weston  
Town Hall Annex  
Weston, CT 06883

**Owner of Record:**

Jeremy Covino & Susan Delory  
44 Kellogg Hill Road  
Weston, CT

**Applicant:**

Craig Kopfmann, CLP  
5 Dusty Lane Unit 3  
Newtown, CT  
203-496-8989  
craig@getgreenacreslandscaping.com

**Subject:**

This application is submitted pursuant to the Town of Weston Inland Wetlands and Watercourses Area for a permit to conduct a regulated activity within 100' of a regulated wetland and the wetland itself. The proposed activity includes tree removal, erosion control measures, removal of discarded previously excavated stumps, removal of dead fall & brush, installation of playset, renovation of existing lawn & expansion of lawn, planting and removal of invasive species.

**Existing Conditions:**

The property consists of an established 4.0042 acre residential lot within an R-A zone. A two and ½ story residential structure is accessed via an asphalt driveway off the south side of Kellogg Hill, in addition to access from the east off Old Stage Coach Road via an asphalt driveway. There is an existing garage with living space above east of the residence, a guest cottage to the north of the residence and a pool & pool house to the northwest of the residence. The main house and guest cottage are serviced with well water and onsite septic. The well is located to the south of the residence and septic to the northeast of the residence. The pool house is serviced with well water and a cesspool. The lot is moderately sloping descending from southeast to northwest and surrounded by mature trees Maple, Oak and Birch. Wetlands encompass a portion of the lot on the western & northern property lines and were flagged by JMM Wetland Consultants on August 4, 2023. The survey was prepared by Walter Skidd L.S. dated February 29, 2024.



## Description Of Activity

The proposed activity includes the installation of an Anti-tracking pad off Kellogg Hill at south side of property to minimize tracking of debris into roadway. Pad to be a minimum of 12' wide and 25' long. Length to be increased if conditions warrant.

The removal of three dead trees in the wetland. The trees present a safety hazard. The trees will be box cut and dropped to ground. The terrain won't allow for the use of a lift and the condition of the trees will make climbing unsafe. Brush will be removed by hand and chipped. Logs will be removed with mechanized stand-on grapple and placed in a dumpster that will be staged on the tracking pad on the south side of property. The stumps will be flush cut and left in place.

Single line of siltation fence will be installed down gradient from all disturbed areas. Additional siltation fence and hay bales to be located perpendicular to primary fence runs to mitigate runoff at base of fence and prevent undermining. Considering the nature of the areas to be fenced, including significant native growth that provides erosion control itself, the installation of a double siltation fence and hay bales will cause more disturbance to the regulated and upland areas.

Two large stumps and one stump/log will be removed from the wetland. These were previously dumped in the wetland and pose a hazard for homeowners' children. An excavator will be used to lift the stumps and place in dumpster staged on the tracking pad on south side of property. Pads will be used for machine to ride on to minimize disturbance.

Maintenance of the regulated area to include removal of brush, dead fall including logs & limbs, as well as Pachysandra. Removals to be performed prior to the emergence of native species and beneficial insects in spring and/or in late fall 24' winter 25'. Logs over and around brook that are not decayed will be left in place. Debris to be placed in dumpster located on tracking pad off Kellogg Hill Road at south side of property.

Invasive species including Burning Bush, Barberry and Mustard seed will be removed by hand when conditions allow. When appropriate herbicide will be applied to leaves by brush and/or gloved hand to kill invasives. A cut and dab style approach may be utilized. Removal of invasive species will not take place when plants are going to seed. Debris to be transported to incinerator for disposal. Mitigation will promote a healthy ecosystem.



The proposed playset will require the installation of a 6"x6" border of non-treated landscape ties and a 6" layer of certified playground chips placed on filter fabric. The finished dimensions of the base will be 25'x32'. The location provides a play space adjacent to the pool area and existing lawn, a very active space for the family.

Proposed Buffer planting includes native species which attract wildlife, including pollinators.

Planting to the back & side of playset and adjacent to lawn, will slow runoff and provide nutrient and water uptake. Plant materials to be installed directly into existing soils with a 2" layer of undyed shredded bark mulch. All work to be performed by hand.

Proposed Lawn renovation and expansion to include excavation and removal of stumps, grub and fine grade of existing lawn area between ledge and proposed playset and buffer planting. Install up to 3" of screened topsoil, grass seed and shredded hay. Sloping area to the west of frame cottage to prepared for seeding with same process. Existing lawn outside and inside pool fence on east and north side of pool to be left in place to provide buffer during germination and establishment period. All debris to be placed in dumpster staged on tracking pad at south side of property. Access to work area by way of "machine access" point per plan. Renovation of existing lawn will provide an safe consistent grade for play. Expansion of lawn in upland area will provide additional play space and reduce habitat for deer ticks

Fine grade all remaining disturbed areas, including machine access points. Apply wildflower/grass seed mixture and shredded hay mulch. Seeding to provide native habitat for birds and pollinators, while re-establishing cover to mitigate erosion.

Remove siltation measures and tracking pad upon final inspection. Fine grade and apply wildflower/grass seed and hay, as needed.

### **Work Sequence:**

Removal of dead trees

Installation of siltation fencing & hay bales and temporary anti-tracking pad

Inspection of erosion control measures



Removal of discarded stumps & log

Removal of dead fall, brush and Pachysandra

Begin mitigation of invasive species based on conditions and optimal procedures

Installation of playset (base) – landscape ties and playground mulch

Mitigation planting

Lawn renovation/installation and install of topsoil, seed & hay

Fine grading of disturbed areas including machine access points

Seed and haying of disturbed areas with native grasses & wildflower mix

Inspection & removal of siltation measures and tracking pad upon establishment of lawn and mitigated areas

**Alternatives Considered:**

Locating of playset south of residence in the front yard is not viable as area is mostly sloping and in full view of Kellogg Hill Road. The proposed location was selected as it's out of view of the front of the house, adjacent to an active family space (pool) and is in clear view of the back of the house, including the deck.

Removal of discarded stumps by any means other than machinery is unsafe as stumps are large, extremely heavy and located in uneven terrain. Leaving unsecured stumps/logs create a hazard for homeowners' young children.

**Timeline:**

It is anticipated that the removal of the dead trees will commence in May, as conditions permit. Erosion measures, stump/log removal, dead fall & brush cleanup, playset, lawn work, planting and fine grade/seeding of disturbed areas would be completed by late June. The removal of invasive species present in the project area will be on-going, as conditions and season permit through winter of 2025.

**Summary:**

The activity will have minimal impact to the surrounding areas including the adjacent wetlands. The installation of erosion controls will protect the site during and post construction, while native seeding and mitigation plantings will enhance



the upland area and buffer areas. Removal of invasive species will promote the continued development of native species.

We look forward to a favorable response to the wetland application and please feel free to contact me should you have any questions.

Sincerely,

**Craig Kopfmann, CLP**

*President*

 **GREEN ACRES LANDSCAPE AND DESIGN, LLC**

203-496-8989 Cell

203-452-8191 Office

[Craig@getgreenacreslandscaping.com](mailto:Craig@getgreenacreslandscaping.com) Email

[www.getgreenacreslandscaping.com](http://www.getgreenacreslandscaping.com)