

11 June 2024

Dr. Tom Failla
Conservation Planner
Town of Weston
55 Northfield Road, PO Box 1007
Weston, CT 06883

RE: Response to Site Walk Comments for 8 Jana Drive, Weston CT 06883

To start, homeowners will not be executing on back of house 1st floor 8*32 sq ft addition at this time. Homeowners are still seeking approval should they decide to add 1st floor back addition in the future. The 2nd story addition above existing garage does not increase impervious surface. The front porch addition adds 176 sq ft of impervious surface.

1. Should the boulder wall be pulled back from the wetland edge, removed or remain in place?

Soil Scientist Aleksandra Moch has recommended wall remain in place and has stated that "From the environmental perspective moving the boulders now would cause further disturbance to the wetlands and disrupt any wildlife that has settled into area. Boulders create cavities and hiding places for small mammals. Cavities also preserve moisture sought by amphibians and snakes. Smaller openings are attractive to insects and spiders. Loosely placed boulders would not impede surface or groundwater flows. The boulder wall had a short-term impact when placed on the soil. The weight most likely caused soil compaction and prevented the affected area from supporting vegetative growth. Long-term; however, it will not have any lasting impact. It will improve the structure of the habitat and provide more shelter to wildlife. Once the proposed native plants are installed the boulders will be incorporated into the natural area. The wall will also serve as a wetland demarcation and provide a degree of screening/protection from human activities including noise and light."

2. According to the survey, clearing activity appears to have encroached on the neighboring 118 Old Easton Tpke property. Do the Hofer's have permission to work in that area? If not, will they obtain permission to restore the disturbed area on the neighboring property?

The Hofer's will obtain all required approvals to perform this work.

3. What is the size in square feet and percentage of total property area of the cleared area and the wetlands on the property?

Surveyor has calculated total area of wetlands to be 46,291 sq ft or 53%, cleared area is 4,600 sq ft or 5%. Lot is 2.004 acres or 87,292 SF. There are no proposed activities within the wetlands except the restoration efforts delineated in Aleksandra Moch's reports.

4. What is the current grade contours of the cleared area vs the contours shown on the survey?

See the survey submitted with the application.

5. Does the drainage plan take into consideration the current grading?

Yes. Survey showing current grade was used to calculate drainage plan.

6. What is the sequence of work to be performed in relation to the mitigation and drainage system and the work on additions to the residence?

Homeowners will not be executing back 1st floor addition at this time, however are still seeking approval now in case they execute in future.

1. Silt fence
2. Drainage plan implementation.
3. Construction of improvements.
4. Install lawn and buffer plants.

7. Who will supervise and sign off on the mitigation and drainage system work?

Aleksandra Moch to sign off on implemented planting plan and Grumman Engineering to sign off on drainage.