



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:** 48 Kettle Creek Road

**Assessor's Map #** 29      **Block #** 3      **Lot #** 49

**PROJECT DESCRIPTION** (*general purpose*) Proposed construction will consist of a new dwelling, pool, driveway, patio, deck, covered porch, walkways and steps.

Total Acres 2.35      Total Acres of Wetlands and Watercourses 0.5

Acreage of Wetlands and Watercourses Altered 0      Upland Area Altered 0.09

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: Tom Kelley (Towne Building and Development LLC)      Phone: 203-984-2033

Address: 28 Hermit Lane Westport, CT 06880

Email: towne.build@gmail.com

**APPLICANT/AUTHORIZED AGENT:**

Name: Bryan Nesteriak      Phone: 203-881-8145

Address: 15 Research Drive, Suite 3, Woodbridge CT 06525

Email: bn@bbengrs.com

**CONSULTANTS:** (*Please provide, if applicable*)

**Engineer:** Bryan Nesteriak (B&B Engineering)      Phone: 203-881-8145

Address: 15 Research Drive, Suite 3, Woodbridge CT 06525      Email: bn@bbengrs.com

**Soil Scientist:** Christopher Allan (Landtech)      Phone: 203-454-2110

Address: 518 Riverside Ave Westport, CT 06880 Email: \_\_\_\_\_

Legal Counsel: N/A Phone: \_\_\_\_\_

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

Surveyor: Brautigam Land Surveyors, P.C. Phone: 203-270-7810

Address: 90 South Main Street Newtown, CT 06470 Email: Surveyor@BrautigamLand.com

**PROPERTY INFORMATION**

Property Address: 48 Kettle Creek Road

Existing Conditions (Describe existing property and structures): Existing property consists of a dwelling, gravel driveway, shed, porch, patio, walkway and steps.

Provide a detailed description and purpose of proposed activity (attach sheet with additional information if needed): Proposed construction will consist of a new dwelling, pool, driveway, patio, deck, covered porch, walkways and steps.

Is this property within a subdivision (circle): Yes or No  
Square feet of proposed impervious surfaces (roads, buildings, parking, etc.): 9,500 SF

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

Amount, type, and location of materials to be removed, deposited, or stockpiled:  
Material to be removed for storm water system, septic, dwelling and pool (outside of upland review area).

Material to be added consist of topsoil in the area southwest of the poo (inside of upland review area).

Description, work sequence, and duration of activities:

Install soil erosion & sedimentation controls, install utilities, construct building, driveway, deck, pool, porch, landscape & stabilize all disturbed areas.

Describe alternatives considered and why the proposal described herein was chosen:  
All alternatives considered require impact closer to 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

\_\_\_\_\_  
Date



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

\_\_\_\_\_  
Date

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**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](mailto: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.