

STANDARD	MINIMUM/REQUIRED	EXISTING	PROPOSED	AS-BUILT
Minimum Lot Area	2 Acres	198,880± SF		
Minimum Rectangle	170' X 200' REC.	170' X 200' ±		
Minimum Lot Frontage	170.0'	795.09'		
Setbacks	--	--		
Front	50.0'	6.6'		
Side	30.0'	229.3'		
Rear	30.0'	N/A		
Watercourse	50.0'	0.0'		
Maximum Building Coverage	15.0%	5.2%		
Maximum Height for a Building or Structure	35.0'	VARIES		
		MAX. = 29'		

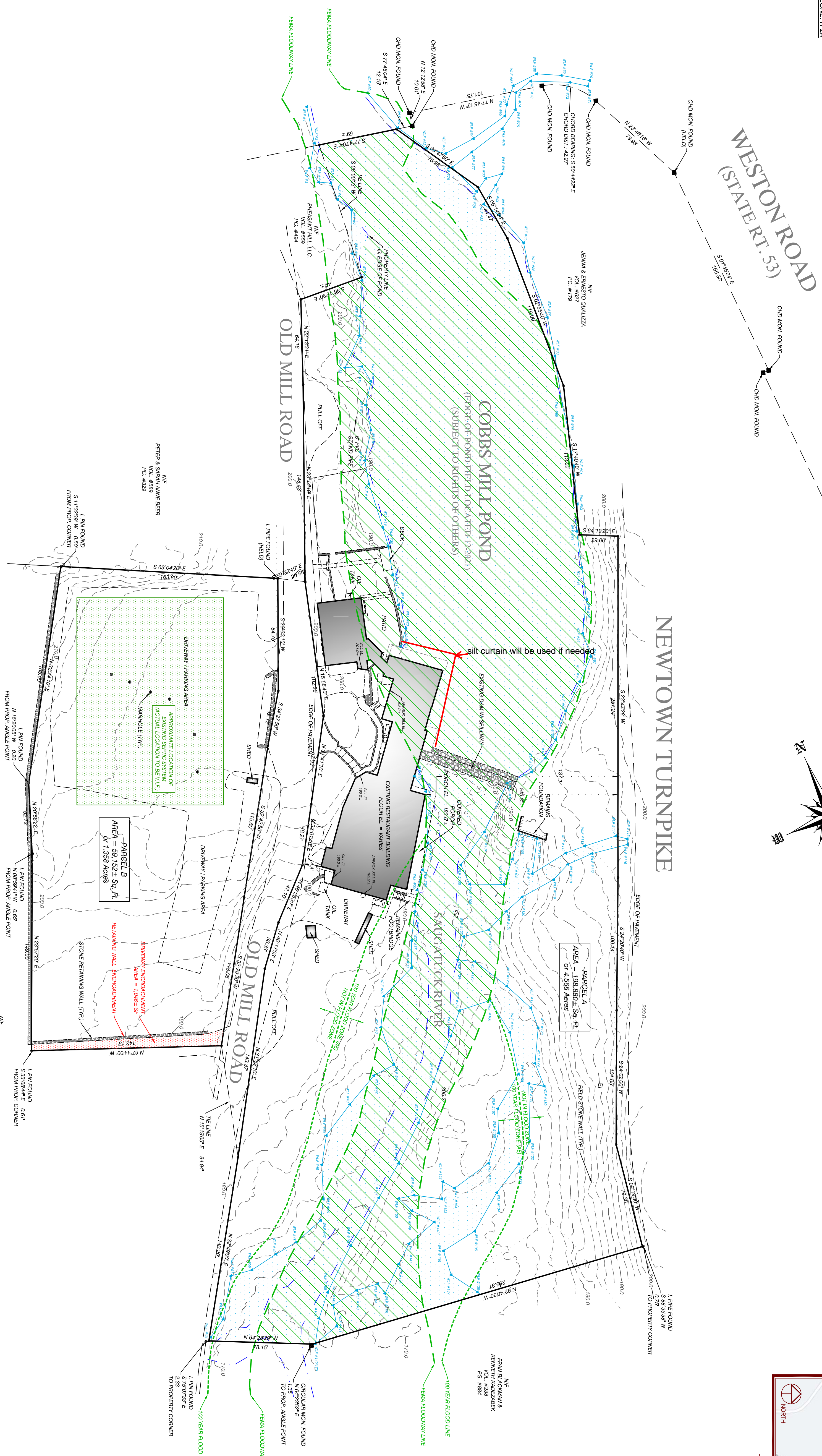
BUILDING ZONE: R-2A

GENERAL NOTES:

1. This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
2. This Survey conforms to Class A-2.
3. The Type of survey performed is a Limited Property/ Boundary Survey, and is intended to be Existing Building Location Survey.
4. Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds).
5. North Arrow is based on Map Reference # 1.
6. This map is NOT VALID without a LIVE SIGNATURE AND EMBOSSED SEAL.
7. This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
8. Property Lines Established According to Record Deeds as exist.
9. Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
10. Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from field mapping supplied by the respective utility companies and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, location and existence of all such features must be field verified by the customer. CALL BEFORE YOU DIG 1-800-922-4455.
11. Lot served by septic system and well water supply.
12. Land Surveying Services, LLC makes no guarantee as to the accuracy of the information provided on this plan. A registered sanitarian or professional engineer should verify location of existing system before any earth moving activities are performed in the area of the septic system.
13. Elevations are based of State of CT Topographic Maps (Approx. NAD 1989).
14. Contours shown are derived from the State of CT Topographic DEM files. Contours are approximate.
15. Portions of subject property located in FEMA Flood Hazard Zone are indicated on this map as based off FEMA Flood Maps, Town of Weston GIS and Western Connecticut Council of Government.
16. Subject Property FRM #09001C0384F with an Effective date of 06-16-2010.

MAP REFERENCES:

1. RECORD MAP #837A & B
2. RECORD MAP #291
3. RECORD MAP #328
4. RECORD MAP #1505
5. RECORD MAP #2384
6. RECORD MAP #2492
7. RECORD MAP #2983
8. RECORD MAP #3538
9. RECORD MAP #4324
10. RECORD MAP #3583
11. RECORD MAP #3718



LAND SURVEYING SERVICES, LLC
 1276 POST ROAD, SUITE A-20
 FAIRFIELD, CONNECTICUT 06824
 TEL: (203) 522-4177
 FAX: (203) 619-0123
 EMAIL: Info@ASurvey.com

TITLE BLOCK
 ASSESOR'S MAP # 2212 PARCEL # 1848
 APPLICANT: SHANE S. OWEN
 DISCIPLINE: CLASS A2 SURVEY
 To the best of my knowledge and belief this map is substantially correct and ready for filing.
 DATE: 07-13-2022
 REVISIONS:

IMPROVEMENT LOCATION SURVEY
 PREPARED FOR
12 OLD MILL ROAD, LLC.
 12 OLD MILL ROAD, WESTON, CONNECTICUT
 SCALE: 1" = 40'
 DATE: JAN. 03 2022

12 Old Mill Road

Abutters list

INGRID M. MILNE
21 OLD MILL ROAD WESTON CT 06883

JAMES DAVID LEDERMAN & TANG HUIZHEN
19 OLD MILL ROAD WESTON CT 06883

JUDITH E GOTLIEB
62 COBBS MILL ROAD WESTON CT 06897

TAS MAHR
17 OLD MILL ROAD WESTON CT 06883

LARRY R ARIAS
13 OLD MILL ROAD WESTON CT 06883

PETER T & SARA ANNE BEER
5 OLD MILL ROAD WESTON CT 06883

PHEASANT HILL LLC
16 PHEASANT HILL ROAD WESTON CT 06883

MIMI SWERDLOW
412 GEORGETOWN RD WESTON CT 06883

THERESA M & JOHN F ZUCH
138 NEWTOWN TPKE WESTON CT 06883

ERNESTO & JENNA QUALIZZA
130 NEWTOWN TPKE WESTON CT 06883

MEGAN & RICHARD LOMBARDO
252 WESTON ROAD WESTON CT 06883

FRAN E BLACKMAN & KENNETH A KADEZABEK
110 NEWTOWN TPKE WESTON CT 06883



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: 12 Old Mill Road

Assessor's Map # 22 **Block #** 2 **Lot #** 15+16

PROJECT DESCRIPTION (*general purpose*) renovate the existing restaurant including replacement of bins
wood decking of areas counter livered over the river

Total Acres 5.96 Total Acres of Wetlands and Watercourses 2.25

Acreage of Wetlands and Watercourses Altered 0 Upland Area Altered 0

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: 12 Old Mill Road, LLC Phone: 203 807 1502

Address: 830 Post Road E, Suite 214, Westport, CT

Email: ksiguenza1977@gmail.com

APPLICANT/AUTHORIZED AGENT:

Name: Aleksandra Moch Phone: 203 550 9373

Address: 44 Lewelyn Road, Stamford, CT 06902

Email: aleksandra_moch@yahoo.com

CONSULTANTS: (*Please provide, if applicable*)

Engineer: _____ Phone: _____

Address: _____ Email: _____

Soil Scientist: _____ Phone: _____

Address: _____ Email: _____

Legal Counsel: _____ Phone: _____

Address: _____ Email: _____

Surveyor: Land Surveying Services, LLC Phone: 203 522 4177

Address: 1275 Post Road, Suite A-20m Fairfield, CT Email: info@A2survey.com

PROPERTY INFORMATION

Property Address: 12 Old Mill Road, Weston, CT

Existing Conditions (Describe existing property and structures): Existing restaurant in need of renovations located near and above Cobbs Mill Pond and the Saugatuck River.

Provide a detailed description and purpose of proposed activity (attach sheet with additional information if needed): The purpose of the renovation effort is to restore the old restaurant and open it for business.

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

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:
The wooded structure of the deck will be replaced and a portion of the floor cover within the room located over the river

Description, work sequence, and duration of activities:
One month duration. No disturbance to the soil
Replacement of the bins, replacing the deck cover and the floor in the room located over the river.

Describe alternatives considered and why the proposal described herein was chosen:
no alternatives, the work is limited to the existing structure

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: in progress

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



11/9/24

Signature of Authorized Agent

Date

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
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.

12 Old Mill Road ,LLC
830 post Road E
Westport, CT

November 9, 2024

12 Old Mill Road, LLC, authorizes Aleksandra Moch, Environmental Consultant to file an application on the company's behalf with the Conservation Commission in Town of Weston and be the main contact for questions/comments.

Kleber Sigauza
Signature

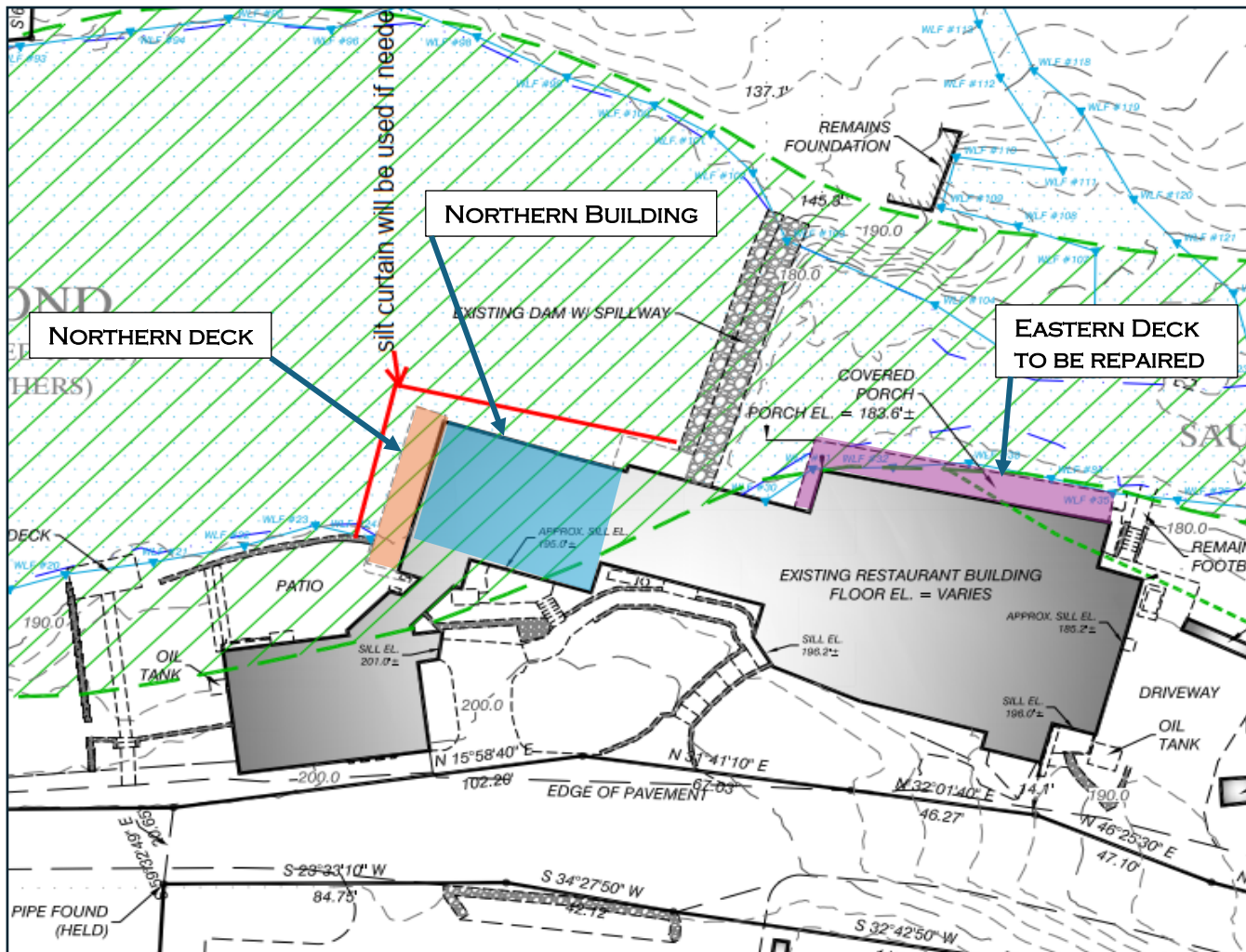
11/10/2024
Date

12 Old Mill Road, Weston, CT
 PHOTOS OF THE SITE



Northern deck in need of repair

Floor to be repaired/replaced – northern building



STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

DEEP Land & Water Resources Division
Inland Wetlands Management Program
79 Elm Street, 3rd Floor
Hartford, CT 06106

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

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INSTRUCTIONS FOR COMPLETING

THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

*Use a separate form to report EACH action taken by the Agency. Complete the form as described below.
Do NOT submit a reporting form for withdrawn actions.*

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).
 - A** = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
 - B** = Any Permit Denied by the Inland Wetlands Agency
 - C** = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D** = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E** = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
 - F** = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
 - G** = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H** = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.
Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>
ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: https://media.clear.uconn.edu/data/watershed_maps/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

9. Carefully review the list below and enter ONLY ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N".

- | | |
|--|--|
| A = Residential Improvement by Homeowner | I = Storm Water / Flood Control |
| B = New Residential Development for Single Family Units | J = Erosion / Sedimentation Control |
| C = New Residential Development for Multi-Family / Condos | K = Recreation / Boating / Navigation |
| D = Commercial / Industrial Uses | L = Routine Maintenance |
| E = Municipal Project | M = Map Amendment |
| F = Utility Company Project | N = State Agency Project |
| G = Agriculture, Forestry or Conservation | P = Other (this code includes the approval of concept, subdivision or similar plans with no on-the-ground work) |
| H = Wetland Restoration, Enhancement, Creation | |

10. Enter between one and four code numbers to best characterize the action/project/activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You MUST provide code 12 if the activity is located in an established upland review area. You MUST provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

- | | |
|--|---|
| 1 = Filling | 8 = Underground Utilities Only (no other activities) |
| 2 = Excavation | 9 = Roadway / Driveway Construction (including related culverts) |
| 3 = Land Clearing / Grubbing (no other activity) | 10 = Drainage Improvements |
| 4 = Stream Channelization | 11 = Pond, Lake Dredging / Dam Construction |
| 5 = Stream Stabilization (includes lakeshore stabilization) | 12 = Activity in an Established Upland Review Area |
| 6 = Stream Clearance (removal of debris only) | 14 = Activity in Upland |
| 7 = Culverting (not for roadways) | |

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body." For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream." Remember, these figures represent only the acreage altered, not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to CGS section 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses. For created - question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.



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, 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 - 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: 7206
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): 12 Old Mill Road, LLC
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 12 Old Mill Road
briefly describe the action/project/activity (check and print information): temporary permanent description: _____
internal renovations, deck repair
- ACTIVITY PURPOSE CODE (see instructions - one code only): D
- ACTIVITY TYPE CODE(S) (see instructions for codes): 12, _____, _____, _____
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: n/a acres open water body: n/a acres stream: n/a linear feet
- UPLAND AREA ALTERED (must provide acres): n/a acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): n/a acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



Doc ID: 001719600004 Type: LAN

BK 652 PG 214-217

4/77

RECORD & RETURN TO:
Atty Carl Ferraro, Esq.
5 Eversley Avenue
Norwalk, CT 06851

WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **12 Old Mill Road, LLC** of 830 Post Road East, Suite 214, Westport, CT 06880, for consideration of ONE MILLION ONE HUNDRED TEN THOUSAND & 00/100 DOLLARS (\$1,110,000.00), grants to **Cleves & Siguenza Properties LLC** of 40 Birch Hill Road, Weston, CT 06883, with WARRANTY COVENANTS, all that certain real property known as **12 Old Mill Road, Weston, CT 06883**, being more particularly described in *Schedule A* attached hereto and made a part hereof.

Said Premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
3. Such additional encumbrances, if any, as more particularly set forth in Schedule A attached hereto.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 27th day of January, 2022.

12 Old Mill Road, LLC, Grantor

By:
Thomas C.C. Sargent, Executor of the Estate of Andrew Norman Friedman, Jr., Its Member

Signed, sealed and delivered in the presence of or attested by:

Witness:
Hale C. Sargent

Witness:
Maureen O'Malley

TOWN OF WESTON TAX \$ 2,775.00
CONVEYANCE TAX RECEIVED
STATE OF CT TAX \$ 13,875.00

STATE OF CONNECTICUT

}
} ss. Westport
}

COUNTY OF FAIRFIELD

Personally appeared Thomas C.C. Sargent, Executor, Member of 12 Old Mill Road, LLC, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained in the capacity therein stated, before me, on this 27th day of January, 2022.

Hale C. Sargent
Notary Public/Commissioner of the Superior Court

Schedule A**FIRST TRACT:**

ALL THAT CERTAIN piece, parcel or tract of land, together with the buildings and other improvements thereon, situated in the Town of Weston, County of Fairfield and State of Connecticut shown and designated as, "Tax No. 22 Block 3, Lot Nos. 23 & 32 200,329 S.F. 4.5990 Ac." on that certain map entitled, "Subdivision of 13 Old Mill Road, Prepared for Peter A. Cocchia & Francis A. Cocchia Revised: 12-07-04 Revised: 10-29-04, Revised: 10-04-04, Revised: 9-23-04, Revised: 9-15-04, Revised: 9-15-03, Revised 7-14-03, Revised 1-29-03, Revised 10-10-02 October 1, 2002, Scale 1" =40' Weston, Connecticut Black Rock Surveyors 1089 Church Hill Road Fairfield, Connecticut," which map is on file in the office of the Town Clerk of said Weston as Map No. 3647 A&B, reference to such map being hereby made for a more particular description hereof.

SECOND TRACT:

ALL THAT CERTAIN piece, parcel or tract of land, together with the parking lot, septic system, buildings and all other improvements thereon and thereunder, situated in the Town of Weston, County of Fairfield and State of Connecticut, shown and designated as "Parcel X" 59,150 S.F. 1.357 Ac. (Not A Building Lot)" on that certain map entitled, "Subdivision of 13 Old Mill Road Prepared for Peter A. Cocchia & Francis A. Cocchia Revised: 12-07-04 Revised: 10-29-04 Revised 10-04-04, Revised 9-23-04, Revised 9-15-04, Revised 9-15-03, Revised 7-14-03, Revised 1-29-03, Revised 10-10-02, October 1, 2002 Scale 1" = 40' Weston, Connecticut Black Rock Surveyors 1089 Church Hill Road, Fairfield, Connecticut," which map is on file in the office of the Town Clerk of said Weston as Map No. 3647 A&B, reference to such map being hereby made for a more particular description hereof.

Said "First Tract" and "Second Tract" are each conveyed together with all of the rights, privileges, easements and rights of way appurtenant thereto, as may be set forth in certain deeds dated June 3, 1927 and recorded in Volume 32 at Page 37, dated April 10, 1937 and recorded in Volume 36 at Page 211 and dated November 22, 1937 and recorded in Volume 37 at Page 171, all of the Weston Land Records and also as may be shown on Map No. 227, on file in the Office of the Weston Town Clerk.

FURTHER TOGETHER WITH such rights, benefits, privileges and reservations as may be set forth in a deed dated April 14, 2004 and recorded in Volume 385 at Page 299 of the Weston Land Records.

FURTHER TOGETHER WITH such rights, benefits, privileges and easements as may be set forth in a certain Septic System Easement dated December 21, 2004 and recorded in Volume 408 at Page 496 of the Weston Land Records.

FURTHER TOGETHER WITH such rights, benefits, privileges and agreements as may be set forth in that certain License Agreement dated March 30, 2007 and recorded in Volume 455 at Page 33 of the Weston Land Records.

FURTHER TOGETHER WITH such rights, benefits and privileges as may be set forth in that

certain Notice by the Town of Weston, Code Enforcement Officer dated February 4, 2005 and recorded in Volume 433 at Page 219 of the Weston Land Records.

Subject to:

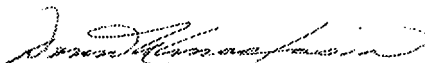
1. Grant in favor of the American Telephone and Telegraph Company dated July 21, 1905 and recorded in Volume 28 at Page 484 of the Weston Land Records.
2. Easements in favor of the Western Union Telegraph Company recorded in Volume 28 at Page 526 and 531 of the Weston Land Records.
3. Reservation of right to share use of pond contained in a Warranty Deed dated June 3, 1927 and recorded in Volume 32 at Page 37 of the Weston Land Records.
4. Grant in favor of the Connecticut Light and Power Company dated March 25, 1929 and recorded in Volume 32 at Page 310 of the Weston Land Records.
5. Drainage Right in favor of the State of Connecticut dated May 4, 1933 and recorded in Volume 36 at Page 362 of the Weston Land Records.
6. Conditions, restrictions and agreements set forth in a deed dated November 22, 1935 and recorded in Volume 38 at Page 4 of the Weston Land Records.
7. Notice of Zoning Approval dated April 29, 1989 and recorded in Volume 175 at Page 47, as may be modified by a Notice of Zoning Approval dated May 27, 1990 and recorded in Volume 182 at Page 210, and as further modified by a Letter from Zoning Board dated May 1, 1991 and recorded in Volume 187 at Page 754 of the Weston Land Records.
8. Septic System Easement dated December 21, 2004 and recorded in Volume 408 at Page 496 of the Weston Land Records.
9. Easement for Fire Protection System December 31, 2004 and recorded in Volume 408 at Page 500 of the Weston Land Records.
10. Agreement Re Repair, Maintenance, Testing, Replacement and Upgrading of Fire Protection System dated December 31, 2004 and recorded in Volume 408 at Page 503 of the Weston Land Records.
11. Notice by the Town of Weston, Code Enforcement Officer dated February 4, 2005 and recorded in Volume 433 at Page 219 of the Weston Land Records.
12. License Agreement dated March 30, 2007 and recorded in Volume 455 at Page 33 of the Weston Land Records.
13. Notification of A High Hazard Dam Or A Significant Hazard Dam dated October 1, 2007 and recorded in Volume 462 at Page 467 of the Weston Land Records.

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14. Utility pole, utility wire, notes, facts and conditions as shown on Map No. 3592 on file in the Office of the Weston Town Clerk.
15. Notations as shown on Map No. 2593 on file in the Office of the Weston Town Clerk.
16. Easements, notations, notes, facts and conditions as shown on Maps Nos. 3674A and 3674B, both on file in the Office of the Weston Town Clerk.
17. Rights of others in and to the watercourse as may be situated upon and/or bounding the subject premises and to such of the subject premises as may be situated below the mean high water line thereof, as now or formerly established.

END OF SCHEDULE BII

Received for Record at WESTON, CT
On 02/04/2022 At 10:54:00 am

A handwritten signature in black ink, appearing to be a cursive name, located below the recording stamp.

Return To:

The 10th X region LLC
59 Elm Street Suite 213
New Haven, CT 06510



Doc ID: 001720720010 Type: LAN

BK 653 PG 2-11

AFFIDAVIT OF FACTS AFFECTING TITLE
12 Old Mill Road
Weston, CT

State of Connecticut)

County of New Haven) New Haven

The undersigned, Anthony Villano, being duly deposed, sworn, deposes and says as follows:

1. I am over the age of 18 and understand the obligation of the oath.
2. I am making this affidavit in connection with the property at 12 Old Mill Road, Weston, CT (the "Property"), legal description attached.
3. The Property houses the Cobbs Mill Inn and the Property was owned by 12 Old Mill Road, LLC, whose sole member was Andrew Friedman until his death.
4. During the time of the ownership by Andrew Friedman, 12 Old Mill Road, LLC, executed 20 year lease agreement with me covering the entire Cobbs Mill Inn, EIN 45-4673088
5. Under the lease, I took up residency in the Cobbs Mill Inn and moved my personal property into the Inn.
6. On February 27, 2016, Andrew Friedman died. The Executor, Thomas CC Sargent began acting as the successor member of 12 Old Mill Road, LLC.

7. By contract delivered to the Executor in 2000 together with the contractual deposit check of \$1500 which was accepted and cashed, I together with the Ciao Trust and Briano Trust entered into a contract for the sale of the property of 12 Old Mill Road, Weston.
8. Thereafter I commenced my due diligence under the contract.
9. At no time did I ever receive a notice as required under the contract that I was in breach of contract and the Estate had elected to terminate the contract.
10. Despite the foregoing, the Estate entered into a new contract with Siguenzas to sell the property to them or an entity created by them.
11. Kleber Siguenza and others commenced their "due diligence" under their contract, going into the Cobbs Mill Inn, leaving the doors open to others and removing property from the Inn, all to the detriment of Laura Friedman's and my personal property.
12. On more than one occasion during his due diligence period, Kleber Siguenza, who was not the owner, accosted me and told me that I had no right to be on the Property.
13. On one occasion Kleber Siguenza called the police and falsely claimed I had threatened him with a weapon. I was arrested based on this false allegation and had to post a bond.

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14. I have never been convicted of any crime.
15. On June 1, 2021, the Executor sent a letter to me and one to Laura Friedman that our respective residencies in the Inn was criminal trespass and that continued occupancy by either of us would subject us to arrest.
16. Soon thereafter, while Laura Friedman and I were at the Cobbs Mill Inn, the Executor called the police to remove us. When the police came the Executor claimed that he had a court order to remove us, which was false.
17. Subsequent to that time, the Executor secured a probate court order permitting the Executor to order Laura Friedman and I off the Property.
18. I am not a party in the probate proceeding and therefore the probate judge could not order me off the Property. Rather the Executor would have had to proceed in Superior Court (housing session) under a Summary Process proceeding, which the Executor did not do.
19. As an attorney and represented by counsel, the Executor knew or should have known that during the COVID pandemic, summary process proceedings were prohibited by the Governor's various Executive Orders, with the exception of proceeding based on

substantial nuisance. As the residencies of Laura Friedman and of me and the location of our respective personal property in the Cobbs Mill Inn in no way constituted a "substantial nuisance".

20. Despite the foregoing, the Executor and his attorney ordered Laura Friedman and me off the Property under threat of prosecution.
21. At no time did the Executor ever cause a notice to quit, to be delivered to me or to Laura Friedman concerning our occupancies in the Cobbs Mill Inn. As a result, our respective occupancies in the Property is protected under the Summary Process laws of the state of Connecticut.
22. While Laura Friedman and I were being barred from the Property, the Executor of the Estate and his attorney, with or without others, including but not limited to Kleber Siguenza and others with him, entered into the area occupied by me and by Laura Friedman without our respective permissions, disabled my alarm system, opened my safe which had important documents, including the lease from Andrew Friedman, which the contents were removed and never returned and the Executor and his attorney did not permit me to occupy or enter my residential space and did not protect my personal property from theft by others.

23. As a result, I commenced a lockout proceeding against the Estate, entitled Anthony Villano v. 12 Old Mill Road, LLC, NWH-CV21-5002558-S, which is still pending.
24. On similar grounds, Laura Friedman also commenced a lockout proceeding, Laura Friedman v. 12 Old Mill Road, LLC, NWH-CV21-5002559-S, which is likewise still pending.
25. As the Siguenzas failed to purchase during the time period set forth in the original contract, I had conversations with the Executor and his attorney to purchase the landowning limited liability company, 12 Old Mill Road, LLC and thereby purchasing land and the Cobbs Mill Inn located on the land.
26. As a result of the discussions, the Executor agreed that my personal property, including all my and Laura Friedman's property was not to be further disturbed and we were to be granted limited access to the property upon appointment with the Executor or his attorney, while our lockout cases were pending.
27. At all times I protected my area by having an alarm and video system activated and my entryway locked.
28. Despite the agreement, the Executor and / or his attorney continued to provide unfettered access to the Siguenzas under an allegedly

short extension of their contract to purchase the Property and the Siguenzas continued to enter all areas in which my personal property and Laura Friedman's personal property were located.

29. By police report dated 01/26/2022, the Executor reported that my area was found to be open and unsecured. I also observed this circumstance and I locked, re-secured and re-alarmed my area.
30. Between those two dates, my residential area and personal property of both Laura Friedman and me was moved, damaged and removed.
31. By email from the attorney to the Executor, I was informed that the sale took place on January 29, 2022, but the email failed to indicate to whom the property was sold.
32. By email, the attorney for the Executor claimed that Laura Friedman and I were trespassers and that the Siguenzas were going to remove all our respective personal property the next day.
33. In searching the land records on January 31st and on February 1, 2022 no deed had been recorded. On February 4, 2022, a deed from the Estate to Cleves & Siguenza Properties LLC, in which Kleber Siguenza is a member, was recorded.
34. On or after that date I visited the Cobbs Mill Inn. I came in contact with Kleber Siguenza, who claimed he was the owner and that I had

not right to be on the Property and that he was going to remove and dispose of my personal property if it was not immediately removed.

35. I disagreed with him, stating that I had a right to be there and left.
36. As a result, I caused my attorney to send a cease and desist to the agent for service for Cleves & Siguenza Properties LLC, which he did. He also moved to cite Cleves & Siguenza Properties LLC into the lockout proceedings.
37. When I returned the next day, Kleber Siguenza again stated his position, denied any knowledge of the cease and desist letter and then informed me that he was holding me hostage, which he did, until the police came. I also called 911 (a recorded call) stating I was being held hostage. The police came, but no arrests were made.
38. When I returned the next day, Kleber Siguenza admitted that he had caused my alarm to be disabled and caused the electrical lines to my residential area to be severed.
39. In addition to my free standing personal property, by transaction prior to the death of Andrew Friedman, I had purchased the two unique and signed pewter bars in the Cobbs Mill Inn that had been part of the ship "Normandy" and had been brought to the Inn.
40. The furniture and paintings in the main dining area and throughout

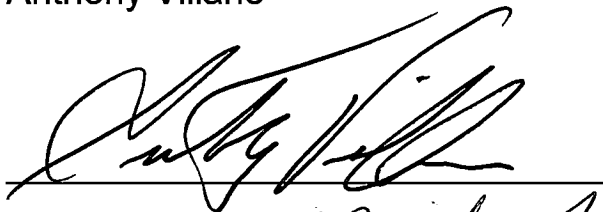
the Cobbs Mill Inn all belong to me.

41. In addition to the claims of damage and loss to our respective personal property, Laura Friedman and I have been barred from the Cobbs Mill Inn, first by the Executor and now by Kleber Siguenza and Cleves & Siguenza Properties LLC, we have had to temporarily take up occupancy elsewhere at tremendous cost.

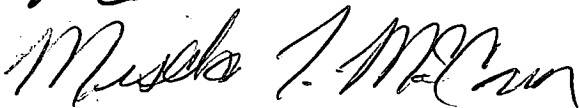
42. The Executor, his attorney, Kleber Siguenza and Cleves & Siguenza Properties LLC knew or should have known that their respective individual and joint actions violate the law.

Sworn to and subscribed before me this 15th day of February, 2022.

Anthony Villano

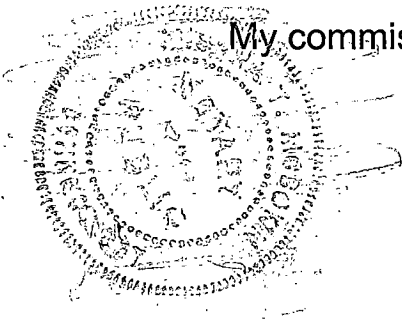


Notary Public



My commission expires

My Commission Expires Nov. 30, 2023



Schedule A**FIRST TRACT:**

ALL THAT CERTAIN piece, parcel or tract of land, together with the buildings and other improvements thereon, situated in the Town of Weston, County of Fairfield and State of Connecticut shown and designated as, "Tax No. 22 Block 3, Lot Nos. 23 & 32 200,329 S.F. 4.5990 Ac." on that certain map entitled, "Subdivision of 13 Old Mill Road, Prepared for Peter A. Cocchia & Francis A. Cocchia Revised: 12-07-04 Revised: 10-29-04, Revised: 10-04-04, Revised: 9-23-04, Revised: 9-15-04, Revised: 9-15-03, Revised 7-14-03, Revised 1-29-03, Revised 10-10-02 October 1, 2002, Scale 1" = 40' Weston, Connecticut Black Rock Surveyors 1089 Church Hill Road Fairfield, Connecticut," which map is on file in the office of the Town Clerk of said Weston as Map No. 3647 A&B, reference to such map being hereby made for a more particular description hereof.

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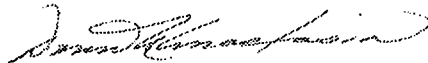
FURTHER TOGETHER WITH such rights, benefits, privileges and agreements as may be set forth in that certain License Agreement dated March 30, 2007 and recorded in Volume 455 at Page 33 of the Weston Land Records.

FURTHER TOGETHER WITH such rights, benefits and privileges as may be set forth in that

VOL 653 PG 011

certain Notice by the Town of Weston, Code Enforcement Officer dated February 4, 2005 and recorded in Volume 433 at Page 219 of the Weston Land Records.

Received for Record at WESTON, CT
On 02/18/2022 At 10:30:00 am



November 22, 2021

Mr. Neal Jain
Land Surveying Services LLC
135 Fairchild Avenue
Fairfield, CT 06825

Re: Wetland and Watercourse Delineation
12 Old Mill Road, Weston, Connecticut

Dear Mr. Jain:

As requested, we visited the referenced property and some adjacent land to determine the presence or absence of wetlands and/or watercourses, to demarcate (flag) the boundaries of wetlands and watercourses identified, and to identify onsite soil types. This letter includes the methods and results of our investigation, which we completed today, November 22, 2021. In summary, one inland wetland and watercourse system was identified and delineated. The system, which extends and flows north to south through the central portion of the property, is a segment of the West Branch of the Saugatuck River and includes Cobb's Mill Pond and associated connecting intermittent watercourses, wetland seeps and bordering woodland and scrub-shrub wetlands.

Regulatory Definitions

The Inland Wetlands and Watercourses Act (Connecticut General Statutes §22a-38) defines inland wetlands as "land, including submerged land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain." Watercourses are defined in the act as "rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof." The Act defines Intermittent Watercourses as having 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.

Methodology

A second order soil survey in accordance with the principles and practices noted in the USDA publication *Soil Survey Manual* (1993) was completed at the subject site. The classification system of the National Cooperative Soil Survey was used in this investigation. Soil map units identified at the project site generally correspond to those included in the *Soil Survey of the State of Connecticut* (USDA 2005).

Wetland determinations were completed based on the presence of poorly drained, very poorly drained, alluvial, or floodplain soils. Soil types were identified by observation of soil morphology (soil texture, color, structure, etc.). To observe the morphology of the property's soils, test pits and/or borings (maximum depth of two feet) were completed at the site.

Intermittent watercourse determinations were made based on the presence of 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.

Wetland boundaries were demarcated (flagged) with pink surveyor's tape (hung from vegetation) or small flags (on wire stakes) labeled "William Kenny Associates" that are generally spaced a maximum of every 50 feet. Complete boundaries are located along the lines that connect these sequentially numbered flags. The wetland boundaries are subject to change until adopted by local, state, or federal regulatory agencies.

Results

The approximate 6.0-acre commercial property is located at 12 Old Mill Road in Weston, Connecticut. Old Mill Road extends north to south through the property, Georgetown Road borders the northern portion of the property, and Newtown Turnpike borders the eastern portion of the property. Property improvements include a commercial building and asphalt and gravel driveways and parking areas. The vegetative cover in the eastern and southern portions of the property is a broadleaved deciduous woodland. Areas of lawn with other ornamentals and some shade trees are present in the western portion of the property surrounding the building and a shrubland and meadow are present in the northwestern portion of the property.

One inland wetland and watercourse system was identified and delineated. The system, which extends and flows north to south through the central portion of the property, is a segment of the West Branch of the Saugatuck River and includes Cobb's Mill Pond and associated connecting intermittent watercourses, wetland seeps and bordering woodland and scrub-shrub wetlands. Wetland soils are primarily poorly drained and formed from glacial till or alluvial deposits or are forming from human altered deposits. The approximate location of the system is shown on the attached map. The boundary of the system was marked at the site with flags numbered 1 to 24, 30 to 54, 60 to 138 and 140 to 170.

Six soil map units were identified on the property (three wetland and three upland). Each map unit represents a specific area on the landscape and consists of one or more soils for which the unit is named. Other soils (inclusions that are generally too small to be delineated separately) may account for 10 to 15 percent of each map unit. The mapped units are identified in the following table by name and symbol and typical characteristics (parent material, drainage class, high water table, depth to bedrock, and slope). These characteristics are generally the primary characteristics to be considered in land use planning and management. A description of each characteristic and their land use implications follows the table. A complete description of each soil map unit can be found in the *Soil Survey of the State of Connecticut* (USDA 2005), and at <https://soilseries.sc.egov.usda.gov/osdname.aspx>. On the day of the review, the upland soil was moist

and wetland soil was wet to inundated. The sky was partly cloudy and air temperatures were in the 50's ° F.

<u>Sym.</u>	<u>Map Unit</u>		<u>Slope</u> (%)	<u>Drainage</u> <u>Class</u>	<u>High Water Table</u>			<u>Depth To</u> <u>Bedrock</u> (in)
	<u>Name</u>	<u>Parent</u> <u>Material</u>			<u>Depth</u> (ft)	<u>Kind</u>	<u>Mos.</u>	
<u>Upland Soil</u>								
73	Charlton	Loose Glacial Till	0-50	Well Drained	>6.0	--	--	>60
	Chatfield	Loose Glacial Till	0-70	Well Drained	>6.0	--	--	20-40
Fine sandy loam								
75	Hollis-	Loose Glacial Till	0-5	Well Drained	>6.0	--	--	<20
	Chatfield	Loose Glacial Till	3-15	Well Drained	>6.0	--	--	20-40
Rock Outcrop								
306	Udorthents -	Excavated or Filled Soil (>2 feet)	0-45	Well Drained to Somewhat Poorly Drained	1.5->6.0	Apparent	Nov-May	>60
	Urban Land Complex	Pavement & structures account for 85% or more of the area. Additional investigations required to determine characteristics						
<u>Wetland Soil</u>								
1	Aquents	Excavated or Filled Soil (>2 feet)	0-3	Poorly Drained	0.0-1.5	Apparent	Nov-May	>60
3	Ridgebury	Compact Glacial Till	0-8	Poorly Drained	0.0-1.5	Perched	Nov-May	>60
	Leicester	Loose glacial Till	0-3	Poorly Drained	0.0-1.5	Apparent	Nov-May	>60
	Whitman	Compact Glacial Till	0-3	Very Poorly Drained	0.0-1.5	Perched	Sep-Jun	>60
extremely stony fine sandy loam								
103	Rippowam fine Sandy loam	Alluvium	0-3	Poorly Drained	0.0-1.5	Apparent	Nov-Jun	>60

Parent material is the unconsolidated organic and mineral material in which soil forms. Soil inherits characteristics, such as mineralogy and texture, from its parent material. Glacial till is unsorted, nonstratified glacial drift consisting of clay, silt, sand, and boulders transported and deposited by glacial ice. Glacial outwash consists of gravel, sand, and silt, which are commonly stratified and deposited by glacial melt water. Alluvium is material such as sand, silt, or clay, deposited on land by streams. Organic deposits consist of decomposed plant and animal parts.

A soil's texture affects the ease of digging, filling, and compacting and the permeability of a soil. Generally sand and gravel soils, such as outwash soils, have higher permeability rates than most glacial till soils. Soil permeability affects the cost to design and construct subsurface sanitary disposal facilities and, if too slow or too fast, may preclude their use. Outwash soils are generally excellent sources of natural aggregates (sand and gravel) suitable for commercial use, such as construction sub base material. Organic layers in soils can cause movement of structural footings. Compacted glacial till layers make excavating more difficult and may preclude the use of subsurface sanitary disposal systems or increase their design and construction costs if fill material is required.

Generally, soils with steeper slopes increase construction costs, increase the potential for erosion and sedimentation impacts, and reduce the feasibility of locating subsurface sanitary disposal facilities.

Drainage class refers to the frequency and duration of periods of soil saturation or partial saturation during soil formation. Seven classes of natural drainage classes exist. They range from excessively drained, where water is removed from the soil very rapidly, to very poorly drained, where water is removed so slowly that free water remains at or near the soil surface during most of the growing season. Soil drainage affects the type and growth of plants found in an area. When landscaping or gardening, drainage class information can be used to assure that proposed plants are adapted to existing drainage conditions or that necessary alterations to drainage conditions (irrigation or drainage systems) are provided to assure plant survival.

High water table is the highest level of a saturated zone in the soil in most years. The water table can affect the timing of excavations; the ease of excavating, constructing, and grading; and the supporting capacity of the soil. Shallow water tables may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.

The depth to bedrock refers to the depth to fixed rock. Bedrock depth affects the ease and cost of construction, such as digging, filling, compacting, and planting. Shallow depth bedrock may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.

Conclusions

Today, we investigated the property at 12 Old Mill Road in Weston, Connecticut and identified and delineated one inland wetland and watercourse system. Thank you for the opportunity to assist you. If you should have any questions or comments, please do not hesitate to contact us.

Sincerely,



William L. Kenny, PWS, PLA
Soil Scientist



Alexander Wojtkowiak
Soil Scientist

Enclosure

SOIL LEGEND

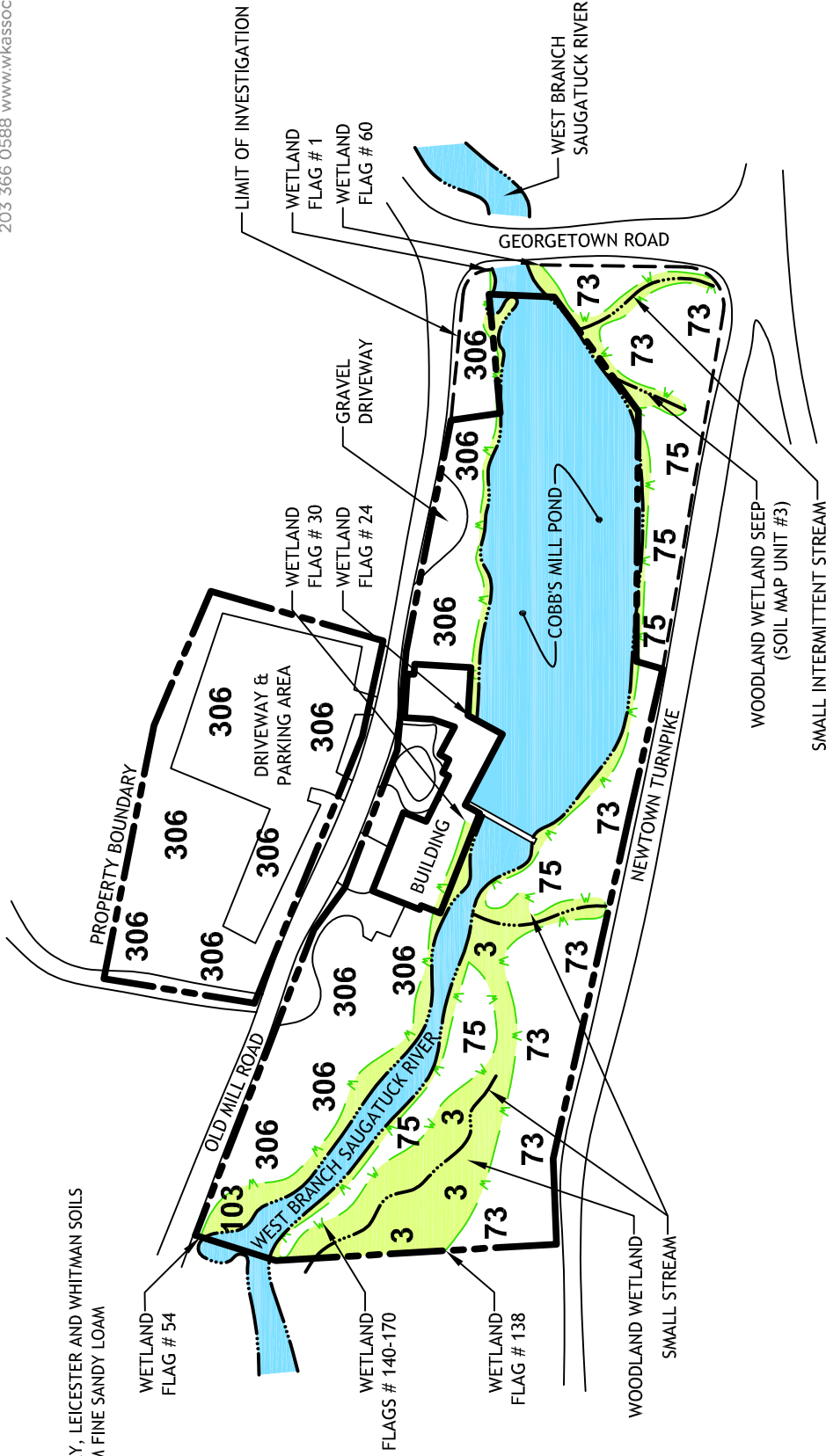
UPLAND

- 73 CHARLTON-CHATFIELD COMPLEX
- 75 HOLLIS-CHATFIELD-ROCK OUTCROP COMPLEX
- 306 UDORTHENTS-URBAN LAND COMPLEX

WETLAND

- 1 AQUENTS
- 3 RIDGEBURY, LEICESTER AND WHITMAN SOILS
- 103 RIPPOWAM FINE SANDY LOAM

WILLIAM KENNY ASSOCIATES
 LANDSCAPE ARCHITECTURE ■ ECOLOGICAL SERVICES
 1899 Bronson Road Fairfield CT 06824
 203 366 0588 www.wkassociates.net



WETLAND & WATERCOURSE MAP

**12 OLD MILL ROAD
 WESTON, CONNECTICUT**

SCALE: NOT TO SCALE
 DATE: NOVEMBER 22, 2021

Ref. No. 5087



I CERTIFY THAT THIS WETLAND MAP
 SUBSTANTIALLY REPRESENTS THE SOILS
 AND WETLANDS MAPPED IN THE FIELD

William L. Kenny
 WILLIAM L. KENNY, SOIL SCIENTIST

- NOTES:**
- INFORMATION SHOWN ON THIS DRAWING, INCLUDING THE WETLAND BOUNDARY, IS APPROXIMATE. THE BOUNDARY IS NOT A SURVEYED REPRESENTATION OF WHAT WAS FIELD MARKED (FLAGGED).
 - WETLAND AND SOIL INFORMATION PROVIDED BY WILLIAM KENNY ASSOC.
 - OTHER INFORMATION TAKEN FROM A TOWN OF WESTON GIS MAP.
 - 73, 75, 306, 1, 3 AND 103 ARE SOIL MAPPING UNIT SYMBOLS. SEE WETLAND DELINEATION REPORT FOR THE SOIL MAP UNIT NAMES AND ADDITIONAL RELATED INFORMATION.