

TOWN OF WESTON  
CONSERVATION COMMISSION

**INLAND WETLANDS AND WATERCOURSES APPLICATION FORM**

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")

**TITLE OF PROJECT:** (general purpose) Rear Deck

**ADDRESS OF PROPERTY:** 4 TIFFANY LANE

Utility pole # <sup>Box</sup> nearest entrance: 583 Assessor's Map # 16 Block # 2 Lot # 120  
Total Acres 6.08 Total Acres of Wetlands and Watercourses 4.46  
Acreage of Wetlands and Watercourses Altered 0 Upland Area Altered: 0.3 Acres  
Linear Feet of Stream Alteration 0 Total Acres Proposed Open Space 0

**OWNER(S)** (Please list all owners, attach extra sheet if necessary)  
Name: Daniel Rosenberg + Cheryl Sokolow Phone: 860-922-7322  
Address: 4 TIFFANY LANE  
Email: rosenberg@uchc.edu

**APPLICANT/AUTHORIZED AGENT**  
Name: (owner) Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_

**CONSULTANTS** (Please provide, if applicable)  
Engineer: Carlos Puglia/LOUIS SACOTO Phone: 203-293-3803  
Address: 59 FORT POINT ST NORWALK CT 06858  
Email: Agency@SBCglobal.net

Soil Scientist: Soil Science and Environmental Services Phone: 203-272-7837  
Address: 95 SILE DRIVE ROCKY HILL CT 06067  
Email: SSSINC@yahoo.com

Legal Counselor: N-A Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_

Surveyor: Brautigam Land Surveyors Phone: 203-270-7810  
Address: 90 SOUTH MAIN ST NEWTOWN 06470  
Email: steve@brautigam/land.com

**For Commission Use Only**

|                                      |                               |
|--------------------------------------|-------------------------------|
| APPLICATION NO. <u>20-10</u>         | FEE PAID <u>360.00</u>        |
| REC'D IN OFFICE <u>7.13.20</u>       | REC'D BY COMM. <u>7.23.20</u> |
| IF PUBLIC HEARING, OPENED <u>N/A</u> | CLOSED _____                  |
| ACTION _____                         |                               |

**PROPERTY INFORMATION**

Property address: 4 TIFFANY Lane

The property is  is not within a subdivision

Property to be affected by proposed activity contains:

- wetlands soils                      bog                       swamp  
 floodplain                               stream or river                      marsh                      lake or pond  
other \_\_\_\_\_

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

- Alteration                               Construction                      Pollution  
Discharge to                              Discharge from                      Bridge or Culvert  
 Removal of Materials                       Deposition of Materials  
Other \_\_\_\_\_

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

see attachment, item 1

Description, work sequence, and duration of activities:

see attachment, item 2

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

see attachment, item 3

The activity does  does not involve the installation or repair of a septic system(s)

The Westport Weston Health District  has approved                      has not approved the plan

Square feet of proposed impervious surfaces (roads, buildings, parking, etc.): 12

4 Tiffany Lane, Weston, CT – July 10, 2020  
Wetlands Application Attachment (deck)

**1. Amount, type, and location of materials to be removed, deposited or stockpiled:**

- cover dirt fill with stone dust and 1/4-inch gravel under deck to 4 inches depth
- install 11 piers for structural support, installed at 30-inch depth into dirt fill with cement

**2. Description, work sequence, and duration of activities:**

- The site currently has a one-family home of 2,100 square feet. I am proposing to construct a deck that will be attached to the rear of the house.

The phasing of construction activities will be as follows:

1. Add stone dust and 1/4-inch gravel to cover the dirt fill.
2. Dig 11 post holes for footings
3. Pour concrete at 30-inch depth to support piers
3. Frame underneath support of deck
4. Install Fiberon decking material
5. Install rails and benches around the deck
6. Install 3-steps to gain access from north side of deck

The duration of construction will be approximately six weeks.

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

The proposal described herein was chosen to keep all construction activities as far away from the wetland area as possible, while providing needed outdoor space in the back for entertaining and relaxing. It is the only reasonable place to site the deck. The proposed deck is located at the rear of the house to the west side and as far from wetlands as possible. I feel this design will minimize land disturbance and any potential impact to the wetlands.

**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:

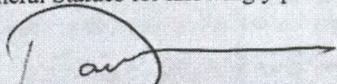
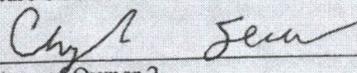
George S. Logan, Director – Environmental Management  
Aquarion Water Company  
714 Black Rock Turnpike  
Easton, CT 06612

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.

|   |                |
|---|----------------|
|  | <u>7-10-20</u> |
| Signature of Owner 1  | Date           |
|  | <u>7-10-20</u> |
| Signature of Owner 2  | Date           |

**FOR OFFICE USE ONLY**

Administrative Approval

\_\_\_\_\_  
Initials

\_\_\_\_\_  
Date



GIS CODE #: \_\_\_\_\_  
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to:  
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street - 3<sup>rd</sup> Floor, Hartford, CT 06106

### PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

- DATE ACTION WAS TAKEN (enter one year and month): Year \_\_\_\_\_ Month \_\_\_\_\_
- ACTION TAKEN (enter one code letter): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD (check one)? Yes \_\_\_\_\_ No \_\_\_\_\_
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (type name): Weston  
Does this project cross municipal boundaries (check one)? Yes \_\_\_\_\_ No
- If Yes, list the other town(s) in which the action is occurring (type name(s)): \_\_\_\_\_
- LOCATION (see directions for website information): USGS Quad Map Name: Westport or Quad Number: 108  
Subregional Drainage Basin Number: 7200
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Daniel W Rosenberg, PhD
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 4 TIERFONG Lane, Weston 06883  
Briefly describe the action/project/activity (check and type information): Temporary \_\_\_\_\_ Permanent   
Description: Deck construction on concrete piers
- ACTIVITY PURPOSE CODE (enter one code letter): A
- ACTIVITY TYPE CODE(S) (enter up to four code numbers): 12 1 2 \_\_\_\_\_
- WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):  
Wetlands: 0 acres      Open Water Body: 0 acres      Stream: 0 linear feet
- UPLAND AREA ALTERED (type in acres as indicated): 0.01 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0 acres

DATE RECEIVED:

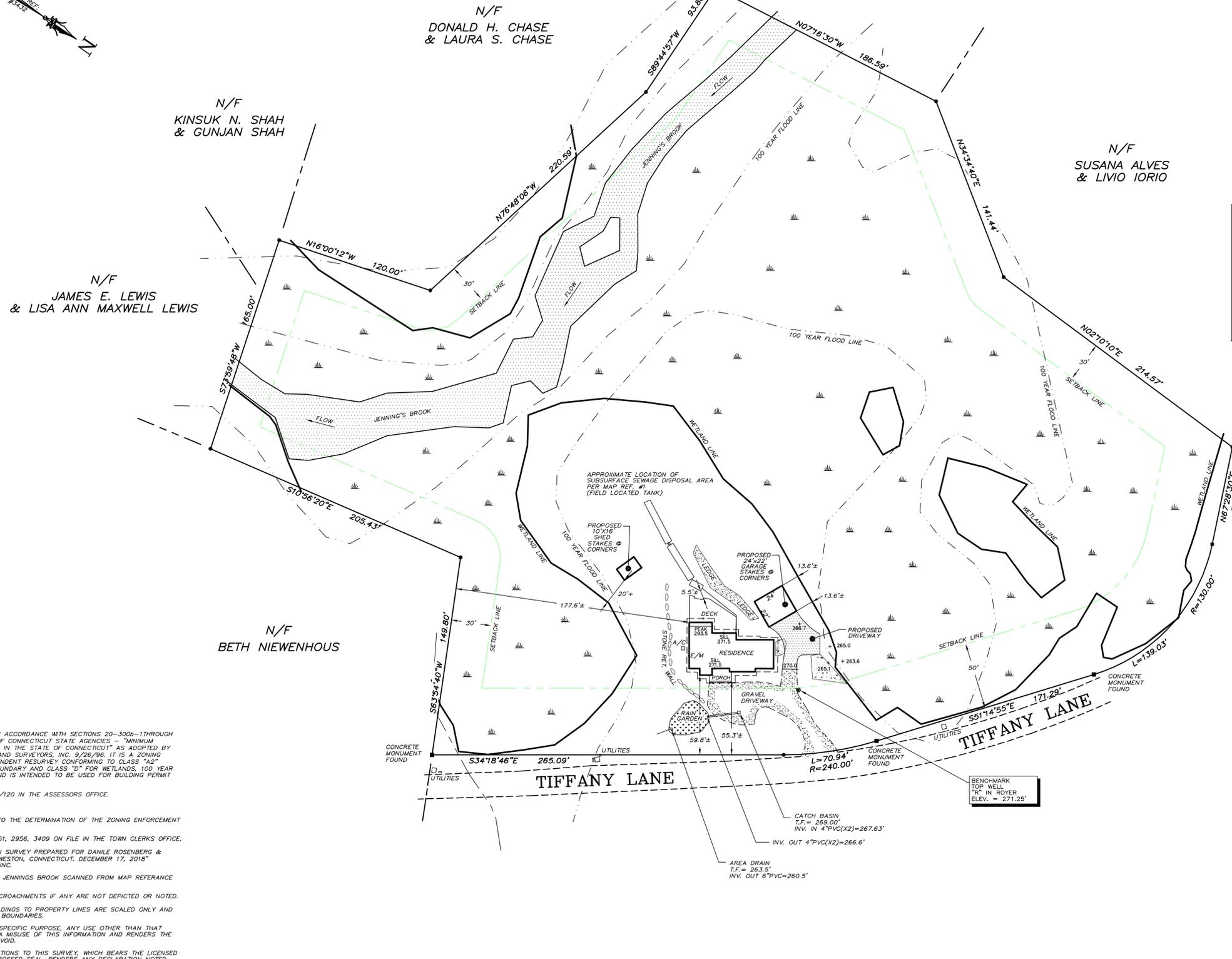
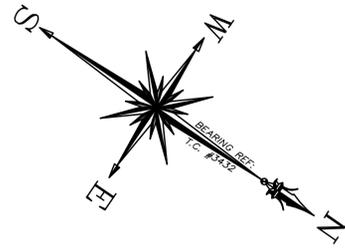
### PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO





**AREA:**  
 264,772± S.F.  
 6.078± ACRES

**NOTES:**  
 THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 9/26/98. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO CLASS "A2" ACCURACY FOR STRUCTURES AND BOUNDARY AND CLASS "D" FOR WETLANDS, 100 YEAR FLOOD LINE AND JENNINGS BROOK AND IS INTENDED TO BE USED FOR BUILDING PERMIT APPLICATION PURPOSES.  
 PROPERTY IS DEPICTED AS LOT 16/2/120 IN THE ASSESSORS OFFICE.  
 PROPERTY IS LOCATED IN "R" ZONE.  
 ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.  
 REFER TO MAP Nos. 3432, 3356, 3351, 2956, 3409 ON FILE IN THE TOWN CLERKS OFFICE.  
 MAP REF #2 "IMPROVEMENT LOCATION SURVEY PREPARED FOR DANILE ROSENBERG & CHERYL SOKOLOV, 4 TIFFANY LANE, WESTON, CONNECTICUT, DECEMBER 17, 2018" PREPARED BY OCHMAN ASSOCIATES, INC.  
 WETLAND, 100 YEAR FLOOD LINE AND JENNINGS BROOK SCANNED FROM MAP REFERENCE #2.  
 UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.  
 DISTANCES DEPICTED +/- FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.  
 THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.  
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERS ANY DECLARATION NOTED HEREON NULL AND VOID.

General Requirements

| DISTRICT R-2A             | SECTION | REQUIRED    | EXISTING    | PROPOSED    |
|---------------------------|---------|-------------|-------------|-------------|
| MINIMUM LOT AREA          | 321.3   | 2 ACRE      | 6.08 ACRE   | 6.08 ACRE   |
| MINIMUM RECTANGLE         | 321.4   | 170' x 200' | 200' x 370' | 200' x 370' |
| MINIMUM LOT FRONTAGE      | 321.4   | 170'        | 721'        | 721'        |
| SETBACKS                  |         |             |             |             |
| FRONT                     | 321.5   | 50'         | 55.3'±      | 55.3'±      |
| SIDE                      | 321.5   | 30'         | 177.6'±     | 177.6'±     |
| REAR                      | 321.5   | 30'         | 317'±       | 317'±       |
| WATERCOURSE               | 321.7   | 50'         | 35'±        | 12.5'±      |
| MAXIMUM BUILDING COVERAGE | 321.6   | 15%         | 0.7%±       | 1.2%±       |
| MAXIMUM BUILDING HEIGHT   | 321.7   | 35'         | 26.8'±      | 26.8'±      |

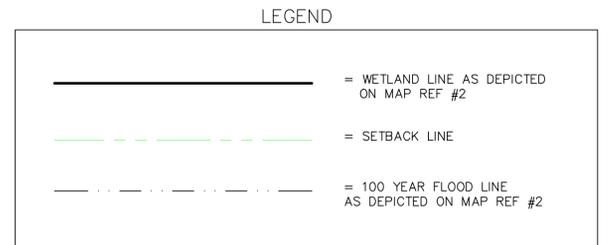
Subdivision/Construction

| PARCEL NO. 1  |     |
|---|-----|
| HAS THIS LOT BEEN THE SUBJECT OF A PREVIOUS SUBDIVISION?          | NO  |
| DOES THIS LOT CONFORM WITH REGULATION §311.7 (ODD SHAPED LOTS)?   | YES |
| CAN THIS LOT CONTAIN A RECTANGLE MEASURING 170' x 200' (6,321.4)? | YES |

Minimum Lot Area Calculation per s.311.4

| PARCEL NO.  | 1           |
|---|-------------|
| GROSS LOT AREA  | 6.08± S.F.* |
| ROAD RIGHT OF WAY, ACCESSWAY                                      | 0 S.F.      |
| ABOVE GROUND UTILITY EASEMENTS                                    | 0 S.F.      |
| LAND UNDER WATER OR VERY POORLY DRAINED IN EXCESS OF 20% OF TOTAL | 4.06± S.F.* |
| NET LOT AREA  | 2.02± S.F.* |

\* AREA CALCULATIONS DERIVED FROM MAP REF #1



**BRAUTIGAM LAND SURVEYORS, P.C.**

90 South Main Street  
 Newtown, Connecticut 06470  
 Telephone (203) 270-7810  
 Facsimile (203) 270-9392  
 E-mail Surveyor@BrautigamLand.com

TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

PAUL A. BRAUTIGAM CT. LIC. No. 15166

THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

JOB No. 9319013-01 SCALE: 1" = 40'

FIELD NOTES: 2298/100 DATE: 12/18/19

DRAWN BY: SRM CHECKED BY: PAB

40 0 40 80 120

9319013-01.DWG

| No. | DATE    | REVISIONS                                     |
|-----|---------|---|
| 1   | 1/21/20 | ADJUSTED PLACEMENT OF PROPOSED GARAGE.        |
| 2   | 3/18/20 | ADJUSTED PLACEMENT OF PROPOSED GARAGE.        |
| 3   | 4/8/20  | ADJUSTED PROPOSED GARAGE, ADDED PROPOSED SHED |
| 4   | 4/13/20 | ADJUSTED PLACEMENT OF PROPOSED GARAGE.        |
| 5   | 5/7/20  | ADJUSTED PLACEMENT OF PROPOSED GARAGE.        |

**ZONING LOCATION SURVEY**  
 PREPARED FOR  
**DANIEL ROSENBERG & CHERYL SOKOLOV**  
 4 TIFFANY LANE  
 WESTON, CONNECTICUT



Conservation Commission

REGULAR MEETING

July 23, 2020

7:30 P.M.

Due to the COVID-19 State of Emergency, the meeting will be held by internet and phone

Join via Internet: <https://us02web.zoom.us/j/84623290146>

Join via Phone: 646-558-8656

Meeting ID: 846 2329 0146

Password: 617149

Applicable Documents can be found here: <https://www.westonct.gov/government/boards-commissions/appointed/conservation-commission>

AGENDA

Receipt of Application: Daniel Rosenberg & Cheryl Sokolow; 4 Tiffany Lane; Rear Deck [20-10]

Receipt of Application: Scott & Allison Lisbon [owner], Nazzaro, Inc. [agent]; 301 Newtown Turnpike; Pond Restoration [20-11]

Daniel Rosenberg & Cheryl Sokolow, 4 Tiffany Lane; Detached Two-Car Garage & Driveway Extension [20-04]; Request to table until August meeting. Email granting a 65-day extension to the Commission

Discussion/Decision: Norma & Harry Topalian [owner], Bryan Nesteriak, P.E., L.S. at B&B Engineering, LLC [agent]; 50 Merry Lane; Addition to Dwelling, Driveway & Related Site Improvements [20-06]

Discussion/Decision: Andrew & Aimee Stumm; 24 North Avenue; Pool & Relocate Water Softener Discharge [20-08]

Discussion/Decision: Sarge & Caroline Carlson [owner], Dean Martin, P.E. at Grumman Engineering, LLC [agent]; 23 Mountain View Drive; Pool, Relocate Septic & Pump Chamber [20-09]

Approval of Minutes: June 25, 2020

Other Business:

56 Norfield Road, P.O. Box 1007, Weston, CT 06883 Tel: (203) 222-2618

TOWN of WESTON, CONNECTICUT



Incorporated 1787

Conservation Commission

## NOTICE

Notice is hereby given, that the following application was received by the Weston Conservation Commission on July 23, 2020. This application will be on the agenda for discussion/decision at the next Conservation Commission meeting on Thursday, August 27, 2020, at 7:30 p.m. which will be held via internet and phone, due to the COVID-19 State of Emergency:

Daniel Rosenberg & Cheryl Sokolow; 4 Tiffany Lane; Rear Deck [20-10]

The Commission's file is available on the Conservation Commission's page of The Town of Weston's website at:

<https://www.westonct.gov/government/boards-commissions/appointed/conservation-commission>

Below are the participation instructions, via internet and phone, for the Commission's August 27, 2020 Google Meet meeting:

Join with Google Meet: [meet.google.com/xsy-rvpk-zco](https://meet.google.com/xsy-rvpk-zco)

Join by phone: (US) +1 260-286-0318 (PIN: 942179936)

56 Norfield Road, P.O. Box 1007, Weston, CT 06883 Tel: (203) 222-2618

Within 100 ft of 4 Tiffany Ln.  
as of 7.23.20

16-2-129  
NIEWENHOUS BETH  
10 TIFFANY LANE  
WESTON CT 06883

16-2-96  
CHASE DONALD H + LAURA S  
55 TREADWELL LANE  
WESTON CT 06883

16-2-42  
LEWIS JAMES E &  
47 TREADWELL LA  
WESTON CT 06883

16-2-120  
ROSENBERG DANIEL W  
4 TIFFANY LANE  
WESTON CT 06883

16-2-58  
ALVES SUSANA &  
84 LORDS HIGHWAY EAST  
WESTON CT 06883

16-2-124  
C N BUILDERS  
694 CHAMPIONSHIP DR  
OXFORD CT 06478

16-2-128  
CLC ASSET HOLDINGS LLC  
4515 COLE AVE #1175  
DALLAS TX 75205

16-2-88  
SHAH KINSUK N & GUNJAN  
53 TREADWELL LANE  
WESTON CT 06883

16-2-127  
MOSKAL ERIC E & LISA CICALÉ  
74 LORDS HIGHWAY EAST  
WESTON CT 06883

16-2-125  
EDWARDS MARIANNE  
76 LORDS HIGHWAY EAST  
WESTON CT 06883

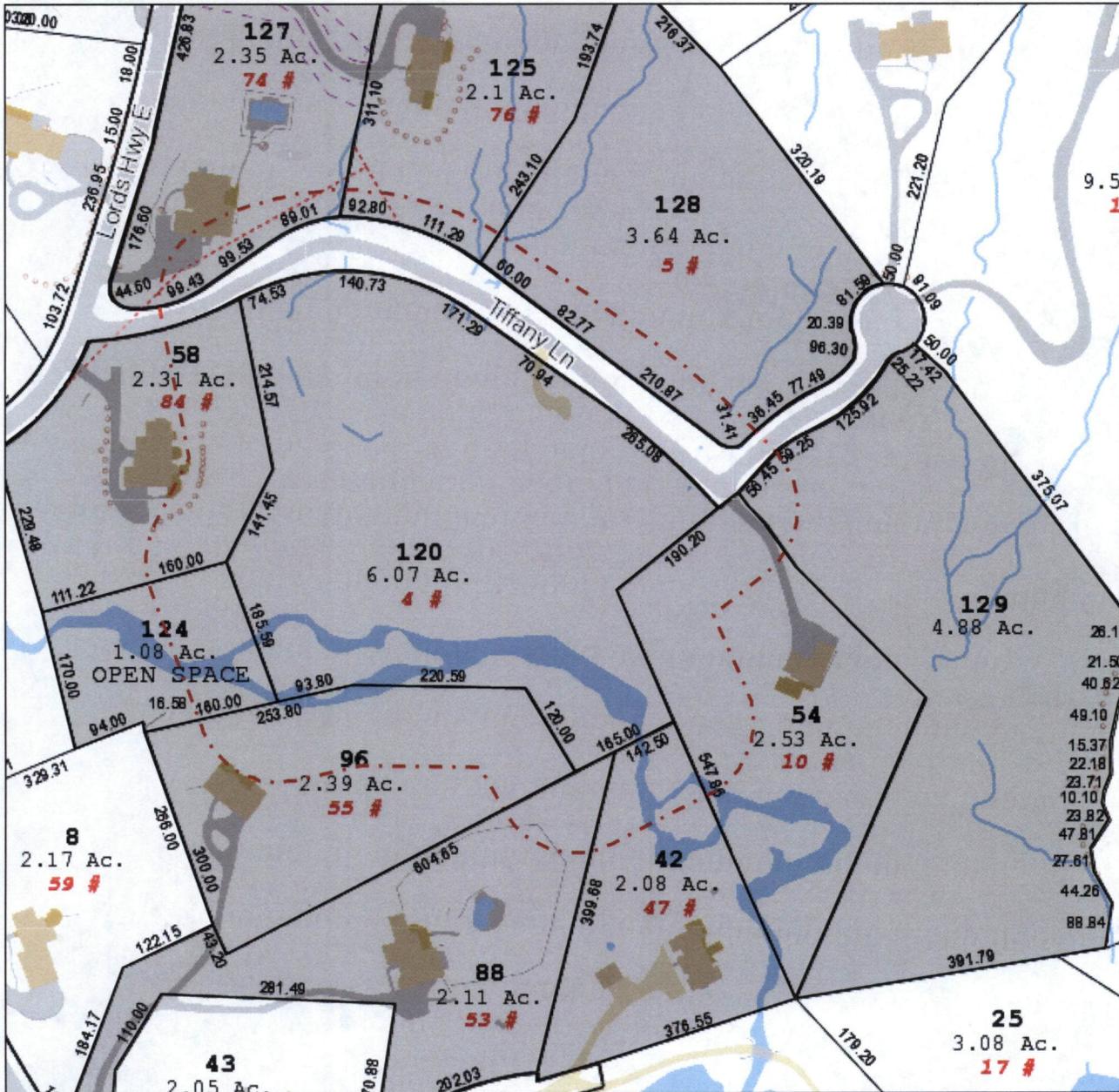
16-2-54  
NIEWENHOUS BETH  
10 TIFFANY LANE  
WESTON CT 06883

# Town of Weston

## Geographic Information System (GIS)



Date Printed: 7/23/2020



### MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Weston and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 75 ft





Incorporated 1787

Conservation Commission

NOTICE

Notice is hereby given, that the members of the Weston Conservation Commission will be conducting a site walk of the following properties on Saturday, August 15, 2020, commencing at 8:00 a.m.:

Jonathan Rogers; 142 Steep Hill Road; Widen Driveway, Extend Culvert & New House [20-07]

Daniel Rosenberg & Cheryl Sokolow; 4 Tiffany Lane; Rear Deck [20-10]

Scott & Allison Lisbon [owner], Nazzaro, Inc. [agent]; 301 Newtown Turnpike; Pond Restoration [20-11]