
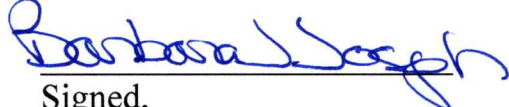


September 5, 2025

We, Barbara and Gregory Joseph, authorize Roberta DiBisceglie /  
Columbine Fine Landscaping Gardening & Design to act as our agent  
regarding the Town of Weston Wetlands Application Form for activities  
proposed on the property located at 10 Broad Street, Weston.

  
  
Signed,



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:** 10 Broad Street, Weston 06883 \_\_\_\_\_

**Assessor's Map #** 31 \_\_\_\_\_ **Block #** 6 \_\_\_\_\_ **Lot #** 33 \_\_\_\_\_

**PROJECT DESCRIPTION** (general purpose) \_\_\_\_\_

**Remove invasive vegetation**

Total Acres **3.96 acres** \_\_\_\_\_ Total Acres of Wetlands and Watercourses **2.0 acres** \_\_\_\_\_

Acreage of Wetlands and Watercourses Altered. **0.01 acres** \_\_\_\_\_ Upland Area Altered **0.01 acres** \_\_\_\_\_

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: **Barbara & Gregory Joseph** \_\_\_\_\_ Phone: **917-620-5499** \_\_\_\_\_

Address: **10 Broad Street** \_\_\_\_\_

Email: **gjoseph@jhany.com** \_\_\_\_\_

**APPLICANT/AUTHORIZED AGENT:**

Name: **Roberta DiBisceglie – Columbine Fine Landscape & Design** . Phone: **203.836.8666** \_\_\_\_\_

Address: **2 Osbourne Avenue, Norwalk 06855** \_\_\_\_\_

Email: **Roberta@columbinellc.com** \_\_\_\_\_

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

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

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

**Soil Scientist:** **Steven Danzer PhD** \_\_\_\_\_ Phone: **203.451.8319** \_\_\_\_\_

Address: **9 Fara Drive Stamford 06905**\_\_\_\_\_ Email: **Danzer@CTWetlandsConsulting.com**\_\_\_\_\_

**Legal Counsel:** \_\_\_\_\_ Phone: \_\_\_\_\_

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

**Surveyor:** \_\_\_\_\_ Phone: \_\_\_\_\_

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

**PROPERTY INFORMATION**

Property Address: **10 Broad Street**\_\_\_\_\_

Existing Conditions (*Describe existing property and structures*): **please see attached narrative**\_\_\_\_\_

Provide a detailed description and purpose of proposed activity (*attach sheet with additional information if needed*): **please see attached narrative**\_\_\_\_\_

Is this property within a subdivision (*circle*): Yes or **No**  
Square feet of proposed impervious surfaces (*roads, buildings, parking, etc.*): **n/a**\_\_\_\_\_

Subject property to be affected by proposed activity contains:

- |  |  |
|--|--|
| <input type="checkbox"/> <b>wetlands soils</b> | <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 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 type="checkbox"/> Removal of<br>Materials | <input type="checkbox"/> Deposition of<br>Materials | <input type="checkbox"/> Other <b>removal of vegetation</b> |

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

**please see attached narrative**

Description, work sequence, and duration of activities:

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

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: **n/a**\_\_\_\_\_

**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

*Walter DiBisuppi*

9/22/2025

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

\_\_\_\_\_  
Date

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**FOR OFFICE USE ONLY**

Administrative Approval

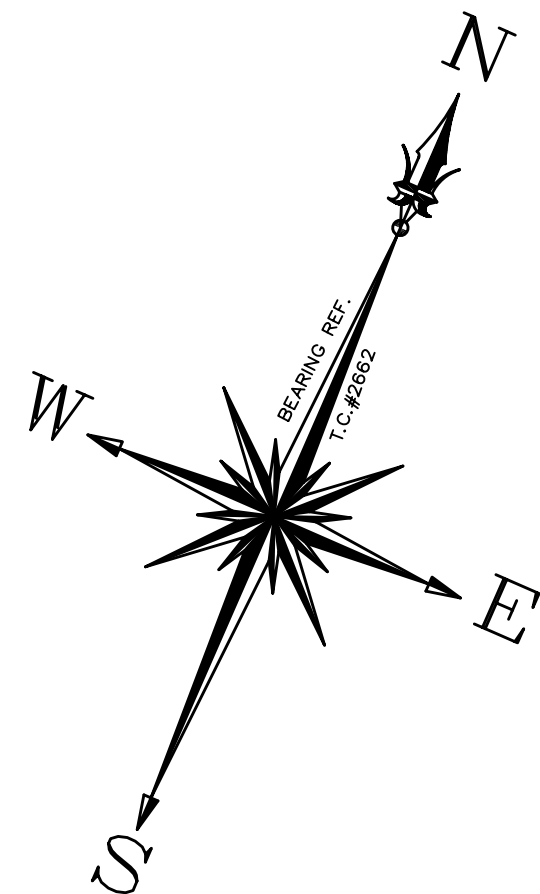
\_\_\_\_\_  
Initials

\_\_\_\_\_  
Date

**TOWN OF WESTON  
INLAND WETLANDS AND WATERCOURSE AREA  
APPLICATION REQUIREMENTS AND PROCEDURES**

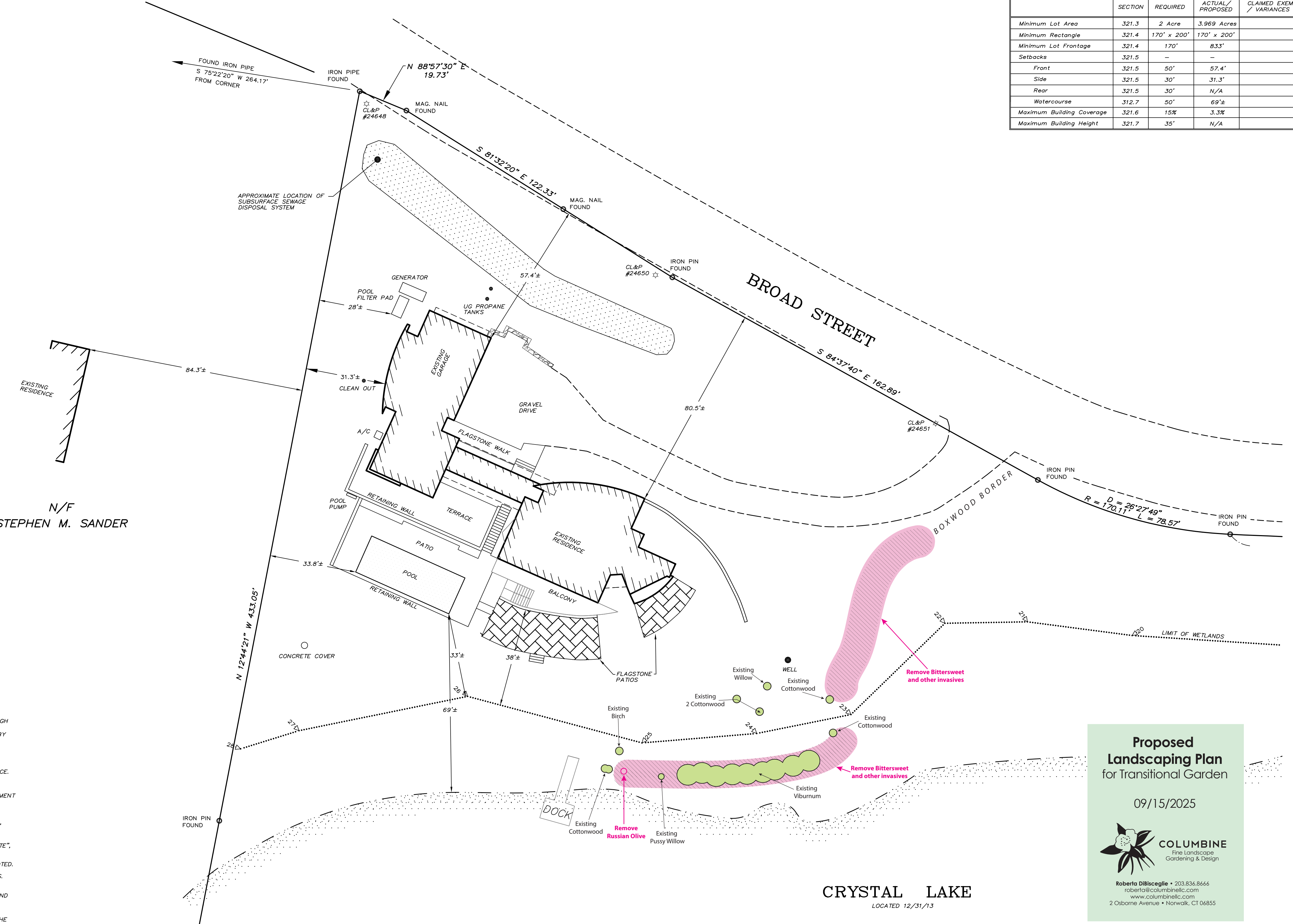
In addition to the application form for permission to conduct a regulated activity within inland wetlands and watercourse area, applicants must submit the following information in accordance to scheduled submittal date. An incomplete application may result in a delay:

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, stone walls, 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.



GENERAL REQUIREMENTS  
DISTRICT R-2A

	SECTION	REQUIRED	ACTUAL/ PROPOSED	CLAIMED EXEMPTIONS / VARIANCES
Minimum Lot Area	321.3	2 Acre	3.969 Acres	
Minimum Rectangle	321.4	170' x 200'	170' x 200'	
Minimum Lot Frontage	321.4	170'	833'	
Setbacks	321.5	-	-	
Front	321.5	50'	57.4'	
Side	321.5	30'	31.3'	
Rear	321.5	30'	N/A	
Watercourse	312.7	50'	69'±	
Maximum Building Coverage	321.6	15%	3.3%	
Maximum Building Height	321.7	35'	N/A	



**AREA:**  
171,657± S.F.  
3.941± ACRES

BUILDING COVERAGE ~ 3.3% ±  
INCLUDES RESIDENCE, GARAGE, BALCONY AND POOL

**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. 9/26/96. IT IS A IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO CLASS "A-2" ACCURACY AND IS INTENDED TO BE USED FOR ZONING COMPLIANCE PURPOSES.

PROPERTY IS DEPICTED AS LOT 33, IN BLOCK 6, ON MAP 31 IN THE ASSESSORS OFFICE. PROPERTY IS LOCATED IN A 2 ACRE ZONE.

ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.

REFER TO MAP Nos. 593, 2662 AND 3062 ON FILE IN THE TOWN CLERKS OFFICE.

REFER TO A MAP ENTITLED "MAP OF PROPERTY PREPARED FOR DR. PERRY MOLINOFF" REVISED 12-5-95, SCALE 1"=40', PREPARED BY DENNIS A. DEILUS.

REFER TO A MAP ENTITLED "PLOT PLAN PREPARED FOR JOHN F. & SUZANNE M. CHUTE", DATED 9-16-91, SCALE 1"=40', PREPARED BY LEO LEONARD.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.

\*POOL FILTER PAD EXISTED PRIOR TO JAN. 2011. THE PROVISIONS SET FORTH IN C.G.S. 8-13(A) APPLY.

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.

WETLANDS, AS DEPICTED HEREON, WERE DELINEATED BY ALEKSANDRA MOCH, WETLAND AND SOIL SCIENTIST, ON 12/7/13, AND FIELD LOCATED BY THIS OFFICE.

**Proposed Landscaping Plan**  
for Transitional Garden

09/15/2025

**COLUMBINE**  
Fine Landscape Gardening & Design

Roberta DiBisceglie • 203.836.8666  
roberta@columbineinc.com  
www.columbineinc.com  
2 Osborne Avenue • Norwalk, CT 06855

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

90 South Main Street  
Newtown, Connecticut 06470  
Telephone (203) 270-7810  
Facsimile (203) 270-8392  
E-mail Surveyor@BrautigamLand.com

TO THE BEST OF 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. 9305003-02 SCALE: 1" = 20' DRAWN BY: JAB  
FIELD NOTES: 213-64 DATE: 01/02/14 CHECKED BY: PAB

NO. DATE REVISIONS

20 0 20 40 60

9305003-01-ILS

**IMPROVEMENT LOCATION SURVEY**  
PREPARED FOR  
**GREGORY P. & BARBARA J. JOSEPH**  
10 BROAD STREET  
WESTON, CONNECTICUT



STEVEN DANZER, PHD & ASSOCIATES LLC

Wetlands & Environmental Consulting

WWW.CTWETLANDSCONSULTING.COM

203 451-8319

WETLAND BOUNDARIES › POND & LAKE MANAGEMENT › CONSTRUCTION FEASIBILITY CONSULTATIONS › ENVIRONMENTAL STUDIES

## Narrative

### 10 Broad Street, Weston CT

Date: September 21, 2025

Invasive vegetation is proposed to be removed by hand by Columbine LLC Fine Landscape Gardening & Design, on behalf of the owners of the property. The removal will occur in two areas, as indicated on the site plan.

The first area is located east of the residence within the upland in the upland review area. The activity will primarily involve the removal of Bittersweet vines, with some Wineberry as well.

The second area is located within the wetland boundaries, within the shoreline south of the residence, adjacent to lawned wetlands. The activity will involve the removal of at least one Russian Olive tree and approximately 300 sf of Phragmites.

No native trees will be removed (an earlier plan considered removal of several competing Cottonwood trees, but that plan is no longer being proposed). All vegetation will be removed by hand and transported offsite to a transfer center to be disposed of. After the vegetation is removed, the areas will be re-evaluated, and a native planting design will then be formulated for subsequent review by the Town as required.

The wetlands were originally delineated by Aleksandra Moch and documented in a Soils Report dated 12/7/13. There appears to be no major changes to the wetland boundary within proximity to the area of proposed work since that delineation.

Since this is a conservation project, it is respectfully requested that this project be considered a non-regulated use under Section 4.2a of the Regulations.

Signed,

Steven Danzer Ph.D.

Professional Wetland Scientist, Soil Scientist, Arborist,

Ph.D. in Renewable Natural Resource Studies

# WETLAND DELINEATION

FOR THE PROPERTY LOCATED AT:  
10 BROAD STREET  
WESTON, CONNECTICUT

REPORT PREPARED BY:  
**ALEKSANDRA MOCH**  
**SOIL & WETLAND SCIENTIST**  
CERTIFIED PROFESSIONAL IN SOIL EROSION  
AND SEDIMENT CONTROL  
GEOLOGIST/HYDROGEOLOGIST

**December 7, 2013**

## **SITE DESCRIPTION:**

The property is located on the southern side of Broad Street in Weston, CT. This 3.97-acre site supports a single-family residence with a driveway, swimming pool, and septic system. The slope varies from gentle to moderate. The area drains towards the south. In terms of the vegetative cover, the property is divided into a section predominantly maintained as a lawn to the west and a naturally wooded section located to the east.

## **METHODS:**

Wetland identification was performed on December 7, 2013, and was based on the presence of poorly drained, very poorly drained, alluvial, and/or floodplain soils and submerged land. The soil types were identified by observation of soil morphology, including soil texture, structure, color, etc. Numerous soil samples were taken using an auger. Sampling began within the typical wetland/watercourse area and continued toward the upland. Soil morphology was observed at soil sampling points along the transect lines perpendicular to the wetland/watercourse boundary. At each transect, the boundary between the upland and wetlands/watercourses was marked with pink surveyor's tape labeled "WET". Each flag was numbered sequentially 1-7 along the southern side of the overflow channel and 8-28 along the northern side of the overflow channel and wetland fringe associated with the lake.

## **WETLANDS/WATERCOURSES REGULATORY DEFINITION:**

The Inland Wetlands and Watercourses Act (Connecticut General Statutes section 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 statutes 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.*

Intermittent watercourse: is determined by a defined permanent channel and bank, and the occurrence of two or more of the following characteristics:

- Evidence of scour or deposits of recent alluvium or detritus,
- Presence of standing or flowing water for a duration longer than a particular storm incident, and
- Presence of hydrophytic vegetation.

## **WETLAND/WATERCOURSE DESCRIPTION:**

The protected wetland/watercourse area consists of a man-made lake and associated wetland fringe. The lake is the result of sand and gravel mining operations conducted until the 1980s. The lake formed when the depression created by the mining of sand and gravel reached way below the groundwater table. Along the northern edge of the lake, there is a narrow wetland fringe that is saturated during the wet season and potentially flooded when the lake is subject to extremely high water levels. A man-made channel situated within the eastern section of the site serves as an emergency overflow for the lake during flood conditions. The channel was dry during the soil survey conducted after a heavy rain the night before.

The narrow wetland fringe and associated buffers in the study area consist of highly disturbed soils. Shallow trenches and pits located within this area appear as remnants of the mining operation. The vegetative cover consists of a young forest with thick understory growth dominated by invasive species.

At least three channels located at intervals along the full extent of the site's northern boundary convey stormwater from Broad Street into the lake. Trenches have been established at each of the discharge points from the street drainage system.

## **WETLAND SOILS:**

**UD – Udorthents, wet:** these soils are man-made and formed over an excavated area of the old sand and gravel pit. The topsoil is very thin and poorly developed. The groundwater table depends on the seasonal fluctuations of the water level in the lake.

### *Typical profile*

- 0 to 2 inches: Loam
- 2 to 12 inches: Gravelly loam
- 12 to 80 inches: Very gravelly sandy loam

## **UPLAND SOILS:**

The soils were classified using soil criteria and maps developed by the Soil Conservation Service, United States Department of Agriculture, the Connecticut Agricultural Experiment Station, and Storrs Agricultural Experiment Station.

**29 B – Agawam fine sandy loam, 3 to 8 percent slopes:** the series consists of very deep, well-drained soils formed in coarse-loamy eolian deposits over sandy and gravelly glaciofluvial deposits derived from granite and/or schist and/or gneiss. The soil occurs on outwash plains and terraces. Slope ranges from 3 to 8 percent.

### *Typical profile*

- 0 to 8 inches: Fine sandy loam
- 8 to 14 inches: Fine sandy loam
- 14 to 24 inches: Fine sandy loam
- 24 to 60 inches: Stratified very gravelly coarse sand to fine sand

Minor components found in the Agawam soil series may include Hinckley, Merrimac, Ninigret, Walpole, and Scarborough.

**305 - Udorthents-Pits complex, gravelly:** This man-made soil complex is moderately well drained and occurs on slopes ranging from 0 to 35%. Gravelly outwash provides for parent material. The depth to the water table ranges from about 24 to 54 inches. The permeability of this soil complex is rapid or very rapid.

***Typical profile***

- 0 to 5 inches: *Loam*
- 5 to 21 inches: Gravelly loam
- 21 to 80 inches: Very gravelly sandy loam

Certified by:

Aleksandra Moch  
Soil and Wetland Scientist

