



Conservation Commission

August 12, 2025

PERMIT CC 25-11-ADM

Michael P and Rebecca Certoma
17 Briar Oak
Weston, CT 06883

Dear Mr. and Mrs. Certoma:

Enclosed is the Conservation Commission Permit CC-25-11-ADM for the septic system repair and replacement at your 17 Briar Oak property.

The permit is subject to standard A-H and special condition "I." requiring you to apply for a wetland restoration permit before Dec. 31, 2025. Please also review all other permit conditions, especially two items that need to be completed before work begins: "A." that the contractor compliance agreement form be completed and "C." that I inspect the erosion and sedimentation controls. Also, please note condition "D." that the design engineer send a letter to the Conservation Commission when the project is completed stating that the installation was properly constructed in accordance with the designed plan.

Under the regulations a legal notice regarding this permit was posted in Town Hall and on the town website and published in The Norwalk Hour on Aug. 21. The appeal period runs 15 calendar days from newspapers and Town Hall notices.

Sincerely,


Dr. Tom Failla
Conservation Planner

CY: Dean E. Martin, P.E 20 Knight St., Norwalk, CT 06851

Attachments: PERMIT CC 25-11-ADM

Weston Conservation Commission
24 School Road
Weston, Connecticut 06883-1028

PERMIT

To conduct a regulated activity or activities under the Inland Wetlands and Watercourses Regulations. This Permit shall expire five years from the date of approval. If permitted activity will not be completed by the expiration date, request for Permit Renewal must be submitted prior to that date.

<u>Application/Permit Number</u> Permit CC-25-09 ADM Map 16 Block 1 Lot 35	<u>Date of Approval:</u> Aug. 21, 2025 <u>Expiration Date:</u> Aug. 21, 2030
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Address of Permitted Property: 17 Briar Oak

Name of Owner(s): Michael P and Rebecca Certoma 17 Briar Oak Drive
Weston, CT 06883

Name of Applicant: Michael P and Rebecca Certoma Address:
17 Briar Oak Drive
Weston, CT 06883

Authorized Agent:
Dean E. Martin, P.E. 20 Knight St., Norwalk, CT 06851

Activity or Activities: Septic system repair and replacement.

Reference: Wetlands Delineation May 8, 2025 by Aleksandra Mich Mat 8, 2025; Septic System Repair Plan (Jessica Caldwell prior owner 17 Briar Oak) May 27, 2025 by Grumman Engineering LLC.

Under the provisions of Connecticut General Statutes Section 22a-36 to 22a-45 and the Town of Weston's Inland Wetlands and Watercourses Regulations, and having reviewed all facts and circumstances bearing on the application, the Conservation Planner finds that the proposed activity falls within the scope of the Commission's Minimal Impact Administrative Review Permit process and will have no substantial adverse impact on water resources provided that the conditions of this Permit are fully implemented. All Permits are subject to the following conditions:

- A. Prior to the commencement of any work on the site, the Contractor Compliance Agreement must be signed and returned to the Commission's office by the contractor who will perform the permitted activity.
- B. The Conservation Planner reviewed the alternatives to the approved action including a consideration of alternatives which might enhance environmental quality or have a less detrimental effect, and which could feasibly attain the basic objectives of the activity proposed in the application.

- C. **Implementation of the erosion and sedimentation control plan prior to any site preparation activity.** Before construction begins, the Conservation Planner must complete a site inspection of the controls. Erosion controls are to be inspected by the applicant weekly and after rains and all deficiencies must be remediated within twenty-four hours of finding them. The applicant shall maintain such control measures until written permission is received from the Conservation Planner to remove such measures.
- D. Upon completion of the work, the Applicant's Engineer shall submit a letter to the Conservation Commission stating that the project was developed according to the plan documents.
- E. Per CGS Sec. 22a-42a (d) (2), as amended, "Any permit issued under this section shall be valid for five years. Any such permit shall be renewed upon request of the permit holder unless the agency finds that there has been a substantial change in circumstances which requires a new permit application, provided no permit may be valid for more than 10 years."
- F. Any changes in the approved plans shall require notification to the Commission and may require that a new application be made.
- G. Applicant agrees, represents, and warrants that it will obtain all required federal, state and local permits prior to commencing any work on the site.
- H. The deposition and/or removal of any earth, loam, topsoil, humus, sand, gravel, clay, stone, or quarry stone to and from the property shall be subject to Section 240-36 C. of the Zoning Regulations of the Town of Weston.
- I. See note on the May 27, 2025 Septic System Repair Plan "Leaves shall be removed from within wetlands boundary - by hand, to be removed from site to an approved location." During the site walk staff noted that the wetlands area has been used as a dumping area for leaves and other yard waste. By law work within wetlands requires a permit from the full Conservation Commission. Thus, the applicant shall submit before Dec. 31, 2025, an application for a permit to remove the yard waste, leaves and any invasive plants and replant with appropriate non invasive wetland plants and establish a visual cue to avoid future use of the wetlands as a dumping ground. The restoration plan shall be prepared and work supervised by a qualified soil scientist or landscape designer with demonstrated experience in wetland restoration.

If you have any questions regarding this decision, please feel free to contact me at (203) 222-2681 or 203-331-6035.

Sincerely, 
Dr. Tom Failla, Conservation Planner



Incorporated 1787

Conservation Commission

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AUG 18 2025

TOWN OF WESTON
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: 17 Briar Oak Drive

Assessor's Map # 30 Block # 2 Lot # 18

PROJECT DESCRIPTION (general purpose) Septic system repair installation

Total Acres 2.03 Total Acres of Wetlands and Watercourses 0.504 +/-

Acreage of Wetlands and Watercourses Altered 0 Upland Area Altered 0.12 +/- acres

Acres Linear Feet of Stream Alteration 0 Total Acres Proposed Open Space _____

OWNER(S) OF RECORD: (Please list all owners, attach extra sheet if necessary)

Name: Michael P. + Rebecca Certoma Phone: 845-542-4040

Address: 17 Briar Oak Drive, Weston, CT 06883

Email: _____

APPLICANT/AUTHORIZED AGENT:

Name: Dean E. Martin, P.E. Phone: 203-853-3833

Address: 20 Knight Street, Norwalk, CT 06851

Email: dean@grummanengineering.com

CONSULTANTS: (Please provide, if applicable)

Engineer: Dean E. Martin, P.E. Phone: 203-853-3833

Address: 20 Knight St., Norwalk, CT Email: dean@grummanengineering.com

Soil Scientist: Aleksandra Moch Phone: 203-550-9373

Address: 44 Lewelyn Road, Stamford, CT Email: aleksandra_moch@yahoo.com

Legal Counsel: _____ Phone: _____

Address: _____ Email: _____

Surveyor: _____ Phone: _____

Address: _____ Email: _____

PROPERTY INFORMATION

Property Address: 17 Briar Oak Drive

Existing Conditions (Describe existing property and structures): Single-family dwelling, Pool + Shed.

Provide a detailed description and purpose of proposed activity (attach sheet with additional information if needed): repair existing septic system in rear yard, within upland review area.

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

Subject property to be affected by proposed activity contains:

- | | |
|---|--|
| <input type="checkbox"/> wetlands soils | <input type="checkbox"/> bog |
| <input type="checkbox"/> swamp | <input type="checkbox"/> lake or pond |
| <input type="checkbox"/> floodplain | <input type="checkbox"/> stream or river |
| <input type="checkbox"/> marsh | <input type="checkbox"/> other _____ |

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Alteration | <input checked="" 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 Materials | <input checked="" type="checkbox"/> Deposition of Materials | <input type="checkbox"/> Other _____ |

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

Description, work sequence, and duration of activities: _____

Describe alternatives considered and why the proposal described herein was chosen: No alternative.

Does the proposed activity involve the installation and/or repair of an existing septic system(s) (circle) Yes or No

The Westport/Weston Health District Approval: _____

ADJOINING MUNICIPALITIES AND NOTICE:

If any of the situations below apply, the applicant is required to give written notice of his/her application to the Inland Wetlands Agency of the adjoining municipality, on the same day that he/she submits this application. Notification must be sent by Certified Mail with Return Receipt Requested.

The property is located within 500 feet of any town boundary line;

A significant portion of the traffic to the completed project will use streets within the adjoining municipality to enter or exit the site;

A portion of the water drainage from the project site will flow through and significantly impact the sewage system or drainage systems within the adjoining municipality; or

Water runoff from the improved site will impact streets or other municipal or private property within the adjoining municipality

AQUARION WATER COMPANY

Pursuant to Section 8.4 of the Weston regulations, the Aquarion Water Company must be notified of any regulated activity proposed within its watersheds. Maps showing approximate watershed boundaries are available at the office of the Commission. If the project site lies within these boundaries, send notice, site plan, and grading and erosion control plan via certified mail, return receipt requested, within seven (7) days of submitting application to the Commission, to:

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

The Commissioner of the Connecticut Department of Public Health must also be notified in the same manner in a format prescribed by that commissioner.

The undersigned, as owner(s) of the property, hereby consents to necessary and proper inspections of the above mentioned property by Commissioners and agents of the Conservation Commission, Town of Weston, at reasonable times, both before and after a final decision has been issued by the Commission.

The undersigned hereby acknowledges to have read the "Application Requirements and Procedures" in completing this application.

The undersigned hereby certifies that the information provided in this application, including its supporting documentation is true and he/she is aware of the penalties provided in Section 22a-376 of the Connecticut General Statutes for knowingly providing false or misleading information.



8/15/25

Signature of Owner(s) of Record

Date



8-15-25

Signature of Authorized Agent

Date

FOR OFFICE USE ONLY

Administrative Approval

Initials

Date



Property Information

Property Location	17 BRIAR OAK DRIVE
Mailing Address	17 BRIAR OAK DRIVE WESTON CT 06883
Land Use	Residential
Zoning Code	R-2AC
Neighborhood	5-5

Owner	CERTOMA MICHAEL P & REBECCA
Co-Owner	
Book / Page	680/ 796
Land Class	Residential
Census Tract	83360
Acreage	2

Valuation Summary

(Assessed value = 70% of Appraised Value)

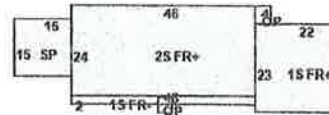
Item	Appraised	Assessed
Buildings	1071500	750050
Outbuildings	48700	34090
Land	337000	235900
Total	1457200	1020040

Building Area Info - sq/ft

Living	2906
Basement	1658
Finished Basement	0
Fin Bsmt Quality	



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Primary Construction Details

Year Built	1960
Building Desc.	Residential
Building Style	Colonial
Stories	2
Exterior Walls	Wood Shingles
Exterior Walls 2	
Interior Walls	Drywall
Interior Walls 2	
Interior Floors 1	Hardwood
Interior Floors 2	

Heating Fuel	Oil
Heating Type	Hot Water
AC Type	Central
Bedrooms	5
Full Bathrooms	2
Half Bathrooms	1
Extra Fixtures	3
Total Rooms	10
Bath Style	NA
Kitchen Style	
Occupancy	1

Building Use	Single Family
Building Condition	Excellent
Frame Type	Wood Frame
Fireplaces	1
Bsmt Gar	2
Bsmt Access	
Building Grade	0
Roof Style	Gable
Roof Cover	Arch Shingles



Detached Outbuildings

Type	Description	Area (sq ft)	Condition	Year Built
Shed	Frame	160	Average	1980
Other	Generator	1	Good	2022
Patio	Flagstone	600	Average	2021
Pool	Concrete-Heated	800	Average	1975

Attached Extra Features

Type	Description	Area (sq ft)	Condition	Year Built
Porch	Open	20	Excellent	1960
Porch	Screen Porch	225	Excellent	1960
Porch	Open	16	Excellent	1960

Sales History

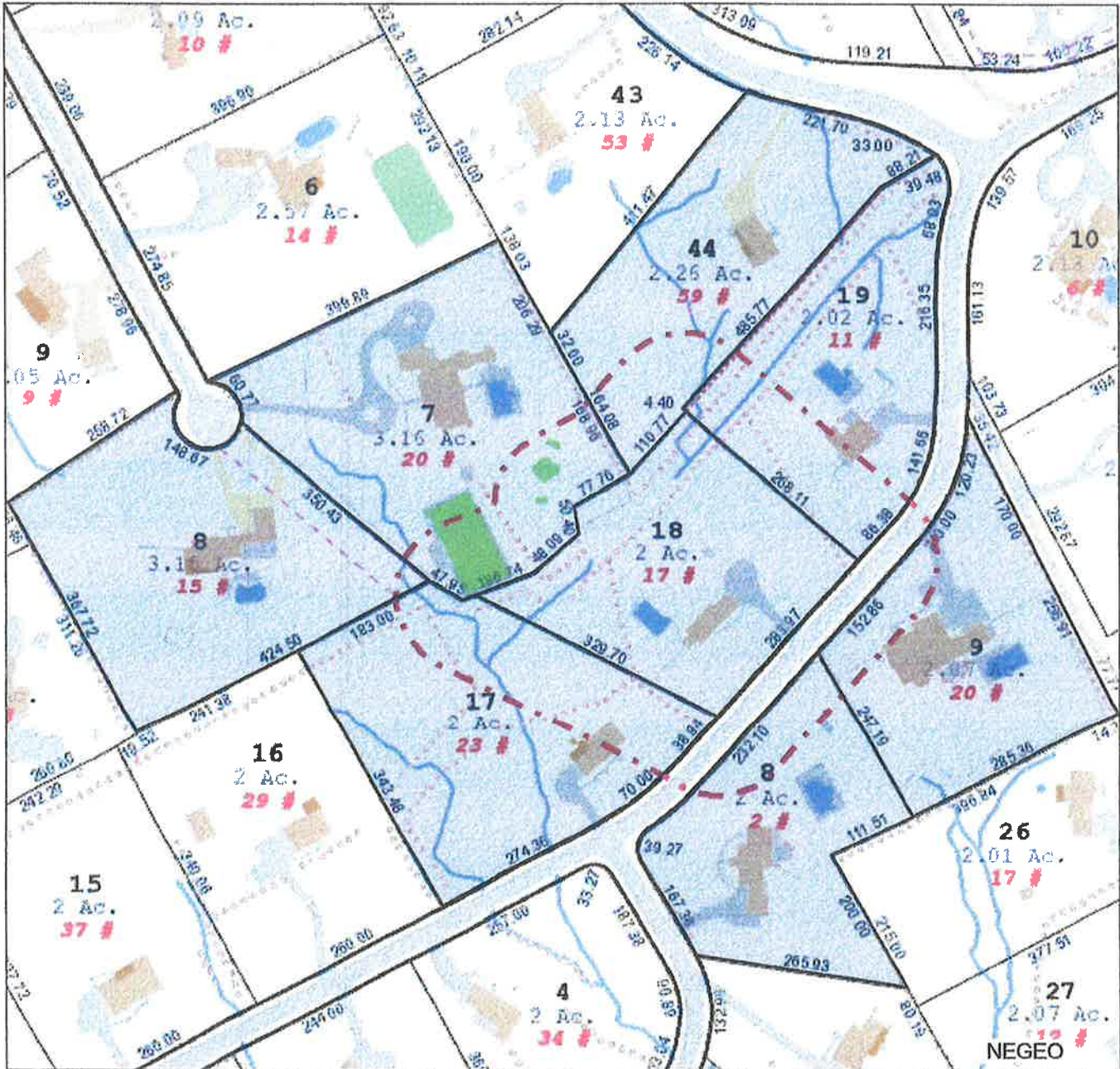
Owner of Record	Book/ Page	Sale Date	Sale Price
CERTOMA MICHAEL P & REBECCA	680_ 796	6/3/2025	1905000
HUBBLE JOHN & CALDWELL JESSICA	650_ 415	12/20/2021	1495000
17 BRIAR OAK LLC	641_ 126	6/14/2021	860000
LUMINAIS ELIZABETH K & S. L. KINDWALL	0282_ 0362	12/22/1999	0
KINDWALL, NILS A. & LUCILLE S.	-	1/1/1900	0
KINDWALL LUCILLE S TR	-	1/1/1900	0
KINDWALL, NILS A.	-	1/1/1900	0

Town of Weston, CT

Geographic Information System (GIS)



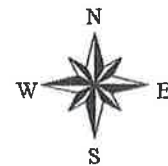
Date Printed: 7/31/2025



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.

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30 2 17
BLUMENSTOCK MICHAEL B & DUNNE
23 BRIAR OAK DR
WESTON CT 06883

30 2 44
BOVA THOMAS
59 JOANNE LANE
WESTON CT 06887

30 2 8
ABRAMS ROSS & LAUREN
15 RIDGE LA
WESTON CT 06883

30 2 18
CERTOMA MICHAEL P & REBECCA
17 BRIAR OAK DRIVE
WESTON CT 06883

30 2 7
ILICHEV OLEG
20 RIDGE LANE
WESTON CT 06883

30 2 19
MANION JOHN MICHAEL REVOCABLE TR
11 BRIAR OAK DR
WESTON CT 06883

30 6 8
MACHNICKL STEPHEN C
2 GRAYLOCK ROAD
WESTON CT 06883

30 6 9
NASCIMENTO MARIA E & PARKER
20 BRIAR OAK DR
WESTON CT 06883

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CONSERVATION COMMISSION

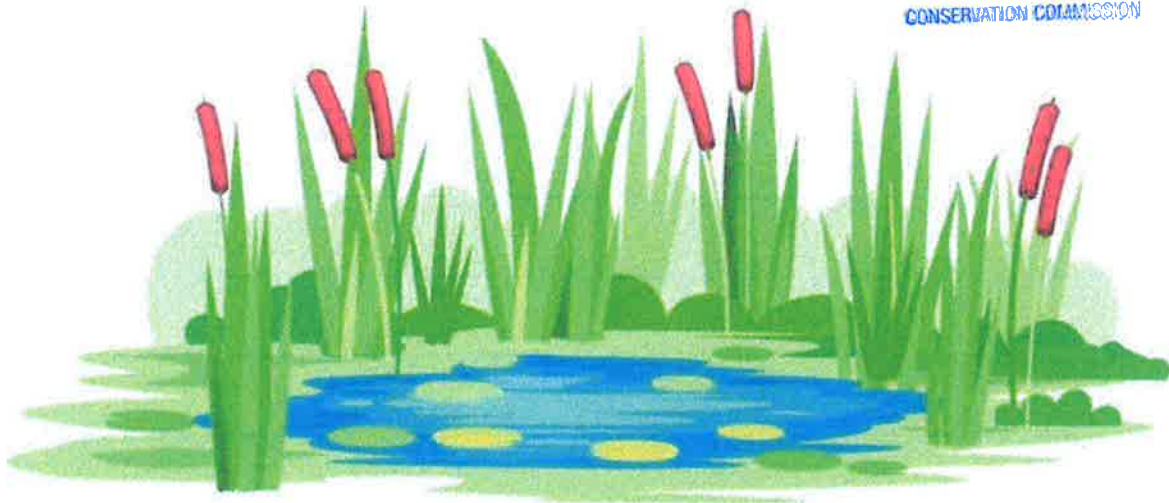
WETLAND DELINEATION

FOR THE PROPERTY LOCATED AT
17 BRIAR OAK DRIVE
WESTON, CONNECTICUT

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CONSERVATION COMMISSION



REPORT PREPARED BY
ALEKSANDRA MOCH
SOIL & WETLAND SCIENTIST
LANDSCAPE DESIGNER, CPESC
GEOLOGIST/HYDROGEOLOGIST

May 8, 2025

SITE DESCRIPTION

The property is located on the northwestern side of Briar Oak Drive, approximately 109 feet north of the junction with Graylock Road in Weston, CT. These two acres site supports a single-family residence with a driveway, a shed, and a swimming pool. The site is level with steeper grade along the southern edge. The property is wooded with clearings in the middle and along the road which are maintained as a lawn. The area drains towards the south.

METHODS

Wetland identification was performed on May 8, 2025, 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 area and continued toward the upland. Soil morphology was observed at soil sampling points along the transect lines perpendicular to the wetland boundary. At each transect, the boundary between the upland and wetlands were marked with orange surveyor's tape labeled "WET." Each flag was numbered sequentially 1-23 along the edge of the northeastern wetland/watercourse area and 24-43 around the stream located within the western property corner.

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 areas flagged in the field include a wetland/watercourse located within the northeastern portion of the property and a perennial stream running along the northwestern property line. The wetland/watercourse area contains a stream which flows along the northwestern property line. The flow is captured by a pipe which daylights hundred feet further to the southwest. The southwestern portion of the open channel is deep and crosses a steeply sloping wooded area.

The wetland/watercourse system is wooded except for the southeastern portion that is maintained as a lawn. The wooded area suffers from periodic flooding during the wet season.

WETLAND SOILS

The soils were classified using soil criteria and maps developed by USDA Natural Resource Conservation Service.

2 – Ridgebury fine sandy loam

This poorly drained soil occurs in depressions and drainageways of till uplands. This soil forms in loamy lodgment till derived from granite, gneiss and schist.

Ridgebury soil has a surface layer of very dark grayish brown fine sandy loam. The subsoil is brown and light brownish gray, mottled fine sandy loam. The substratum is grayish brown and dark yellowish brown, mottled fine sandy loam.

UPLAND SOILS

46B—Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony

This moderately well drained soil occurs in the ground moraines, hills, and drumlins. Its parent material consists of course-loamy lodgment till derived from gneiss, granite, and/or schist. The surface is typically covered with cobbles, stones, or boulders. The depth to the restrictive layer varies from 20 to 43 inches. Ground water tables occur between 19 to 27 inches during the average condition.

Typical profile

- 0 - 2 inches: moderately decomposed plant material
- 2 - 9 inches: fine sandy loam
- 9 - 20 inches: fine sandy loam
- 20 - 32 inches: fine sandy loam
- 32 - 67 inches: gravelly fine sandy loam

85C—Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony

Paxton is a well-drained soil occurring on the drumlins, hills and ground moraines. The parent material consists of course-loamy lodgment till derived from gneiss, granite,

and/or schist. The depth to restricted features varies between 20 and 39 inches. The depth to the groundwater table hovers between 18 and 37 inches.

Typical profile

- 0 - 8 inches: fine sandy loam
- 8 - 15 inches: fine sandy loam
- 15 - 26 inches: fine sandy loam
- 26 - 65 inches: gravelly fine sandy loam

Montauk is a well-drained soil occurring on drumlins or hills. The parent material consists of course-loamy lodgment till derived from gneiss, granite, and/or schist. The depth to densic material varies from 20 to 38 inches. The depth to the groundwater table hovers between 24 and 30 inches.

Typical profile

- 0 to 4 inches: fine sandy loam
- 4 to 14 inches: fine sandy loam
- 14 to 25 inches: sandy loam
- 25 to 39 inches: gravelly loamy coarse sand
- 39 to 60 inches: gravelly sandy loam

Certified by:



Aleksandra Moch
Wetland & Soil Scientist

