

December 11, 2025

Dr. Tom Failia
Conservation Planner
Town Hall Annex
24 School Road
Weston, CT 06883

SUBJECT: RESPONSE TO COMMISSION SITE WALK OBSERVATIONS – 7 WEDGES LANE

Dear Mr. Failla,

On behalf of the owners of 7 Wedges Field, Weston, Connecticut, this letter provides responses to the Commission's observations and questions from the recent site walk. The 2.35-acre parcel contains approximately 0.82 acres of wetlands and watercourses associated with the West Branch of the Saugatuck River along the westerly portion of the property.

The proposed work consists of a ±900 square foot building addition off the northwest corner of the existing single-family residence and a small associated landing and stairway. Roof runoff from the addition will be directed to a subsurface infiltration system located immediately upland of the 100-foot review area, sized to fully capture the water quality volume and infiltrate the 50-year storm from the addition roof area.

No direct disturbance to wetlands or watercourses is proposed, as reflected on the Statewide Inland Wetlands & Watercourses Activity Reporting Form (SIWWARF).

The Commission's questions are addressed below in the order presented.

RESPONSE TO COMMISSION OBSERVATIONS – 7 OLD REDDING ROAD

1. WHITE PIPE AND ERODED GULLY NEAR "STONE RIP RAP"

The existing white PVC pipe located east of the delineated wetland line in the vicinity of the "stone rip rap" survey note appears to be a legacy yard/foundation drain installed by a prior owner to collect roof and/or upland surface runoff and discharge it onto the upper portion of the wooded slope. Over time, this concentrated, unprotected discharge has created the eroded gully observed during the site walk. No functional riprap pad was found at the outlet, and the current condition is considered an existing adverse drainage impact.

LANDTECH will update the plans to include a stone riprap outfall pad at the pipe outlet to prevent additional rill erosion downslope of the discharge point.

3. REPAIR OF EXISTING EROSION AND MITIGATION OF FUTURE EROSION

The eroded gully below the existing outlet will be restored and stabilized as follows:

- Carefully excavate and regrade the eroded channel to a stable profile, removing loose, undercut, or highly eroded material.
- Backfill as needed with compacted, suitable subgrade material and place a minimum of 6 inches of topsoil.
- Install an erosion control blanket over the restored area.
- Permanently stabilize with a conservation/wildlife seed mix suitable for shaded slopes; biodegradable coir logs or similar small check structures may be used temporarily to slow any incidental surface flow while vegetation becomes established.

4. OVERFLOW FOR THE INFILTRATION SYSTEM

The proposed underground infiltration system is located in upland lawn immediately outside the 100-foot upland review area. It is sized to capture a required water quality volume (WQv) of 55.18 cubic feet and provides approximately 153.7 cubic feet of effective storage, exceeding the requirement.

HydroCAD routing indicates that the system fully infiltrates runoff from the addition roof for the 50-year, 24-hour storm, with no surface discharge.

The system includes a 6-inch horizontal overflow orifice set above the primary storage elevation to grade.

In the event of a storm exceeding the 50-yr design storm event or partial loss of infiltration capacity in the future, any overflow will be directed to the upland lawn area landward of the 100-foot line, where it will disperse as shallow sheet flow across vegetated ground. No direct piped discharge to the wetland or watercourse is proposed.

5. EROSION AND SEDIMENTATION (E&S) CONTROLS AND STOCKPILE LOCATION

E&S controls are shown on the LANDTECH Site Development Plan and will be implemented as follows:

- A continuous line of silt fence will be installed along the downslope limit of disturbance on the upper slope, located along the upland limit of the 100-foot review line, to intercept runoff and sediment from the work area.
- The temporary soil stockpile will be located to the north of the proposed construction entrance entirely outside the upland area outside the steep slope and outside the 100-foot line, surrounded by silt fence and stabilized in accordance with the stockpile detail on the plans.
- The existing driveway will be used as construction access; an additional stabilized construction entrance can be provided at Wedges Field if required by staff to provide additional control of tracking onto the public road.
- Disturbed areas will receive temporary mulch and seed if left open for more than 14 days, with permanent stabilization consisting of topsoil, conservation seed mix, and erosion control blanket on steeper slopes.

6. LARGE SINK HOLE AND LESSER SUBSIDENCE ON THE HILLSIDE

The large depression near the 75-foot well radius line, and the smaller subsidence features along the hillside, are most consistent with settlement over historical fill or buried organic debris (e.g., tree stumps or construction spoils), rather than active failure of undisturbed native soils. No storm drainage structures or utilities are mapped at this location on the survey or drainage plans. The condition will be monitored. This existing condition is not causing any impacts to adjacent wetlands.

7. REMOVAL OF EXISTING YARD WASTE, ASPHALT AND LEAF PILES NEAR WEF #5 AND #6

Existing yard waste piles, leaves, and asphalt fragments observed downslope near wetland flags WEF #5 and WEF #6 will be removed from the upland review area and properly disposed of off-site:

- Yard waste and leaf piles will be removed by hand power tools and hauled to a municipal or commercial composting facility; no such materials will be buried on site.
- This work will eliminate ongoing dumping in the review area and improve the function of the wooded buffer adjacent to the West Branch of the Saugatuck River.

8. FUTURE HANDLING AND DISPOSAL/COMPOSTING OF YARD WASTE

To prevent recurrence of the existing condition, the owners have agreed to the following practices:

- Discontinue the deposition of leaves, grass clippings, brush, or other yard debris on the lower wooded slope or anywhere within the 100-foot upland review area.

- No yard waste, soil, or construction debris will be placed downslope of the residence within the steep wooded slope or closer to the wetlands than the approved disturbance limits. The applicants are amenable to having this commitment incorporated as a condition of approval.

We trust that the above responses, together with the Site Development Plan, Soil Scientist Report, Drainage Report, SIWWARF, and supporting application documents, address the Commission's site walk questions and demonstrate that the project will not adversely affect the on-site wetlands or the West Branch of the Saugatuck River.

Please contact our office if additional information or plan revisions would be helpful in your review.

Best regards,

Brian Carey

Brian Carey, PWS
Director of Environmental Services
LANDTECH