

December 15, 2025

Attn: Dr. Tom Failla, Conservation Planner  
Town of Weston Land Use Department  
Town Hall Annex  
24 School Road  
Weston, CT 06883

## **RE: Conservation Commission Site Walk Comment Response Letter – 10 Norfield Farm Lane; Weston**

Dr. Failla,

This letter is in response to comments provided by your office dated December 9, 2025 in response to the site walk conducted on December 6, 2025. See below for itemized responses to the comments.

- 1) *How does the applicant plan to meet the 1998 re-subdivision maintenance requirements for water discharge trench and the dry hydrant for the swimming pool?*

**Response:** In accordance with the approved 1998 re-subdivision, “maintenance of the water discharge trench shall include periodic removal of collected sediments and removal of vegetation which might prohibit stormwater flow and its proper functioning.” My office is not aware of any known instances of the water discharge trench not functioning as intended so no action is required at this time. The homeowners will periodically monitor the portion of trench located along their western property line and notify the Town of Weston Land Use Department if there are any observed obstructions in the trench limiting the functionality of the trench. If this situation does present itself the homeowners will retain a licensed engineer in the State of Connecticut to advise on best course of action to remove the obstruction. The Town of Weston will be further notified prior to any work commencing.

A dry hydrant connected to the proposed swimming pool will be added to the plan as a condition of approval in accordance with the 1998 approval. Final location of the fire department connection will be coordinated in the field with the Town of Weston Fire Marshal.

- 2) *How much fill is needed to be brought on site? Where will fill, other materials and equipment be staged?*

**Response:** Approx. 550 CY of fill will be imported to the site. Two large stockpile areas for soil and materials are shown on the site development plans in the eastern portion of the site. All construction equipment will be stored in the eastern portion of the site when not in use. No stockpiling of materials will be located within the 100-ft upland review area.

- 3) *What is the construction sequence for each of the projects?*

**Response:** The intent is to construct the project in a single phase so no special sequencing considerations will be required for any component of the project currently. There will be multiple sub-contractors working on the site simultaneously, but this is the same for any residential project.

- 4) *How many running ft of retaining walls, their heights and how will drainage behind the walls be handled?*

**Response:** There are approx. 310 lf of retaining walls proposed as a part of this project. The walls range in height but will be a maximum of 36” in height. All of the walls except for the proposed

stone wall located to the east of the pool will be constructed with no footing drains due to their proximity to the existing septic system. A structural engineer will be retained prior to the submission of a building permit to prepare a wall design to satisfy this condition. The walls located to the east will have a 12" wide gravel interceptor trench constructed on the upgradient side of them to collect runoff that sheet flows towards the wall and will direct the captured stormwater to a rip rap apron (#1) located in the SW corner of the property. The rip rap apron has been sized to discharge the peak runoff from the 100-yr storm event.

5) *Why is the trench drain on the pool spa complex by-passing the infiltrator?*

**Response:** The slot drain around the pool and lower patio around the pool is directed to the Cultec R280 units noted as "C1" on the site development plans. The slot drain around the spa and upper patio is directed to the Cultec R180 units noted as "C2" on the site development plans. The only "trench drain" that by-passes the infiltrator systems is the gravel interceptor drain described in our response to comment #4 above. This area is not directed to an infiltrator system because the only area that is collected by this drain is upgradient lawn areas thus no stormwater management is required other than to discharge the collected runoff in a controlled manner.

6) *What are the plans to clean up the yard waste dump and to address future yard waste?*

**Response:** The previous yard waste that has been deposited near the wetlands, as noted in the site walk photos, will be removed by hand and legally disposed of off-site by the landscaping company that currently services the property. All future yard waste will be taken off-site and legally disposed of. The homeowners have committed to ensuring no future dumping of yard waste occurs in or adjacent to wetlands.

7) *Will the storm management system incorporate existing impervious surfaces?*

**Response:** Yes, in addition to all of the proposed impervious areas, the entire existing residence roof area and portions of the existing driveway will be routed to the proposed underground infiltration system (C2) located to the west of the existing residence.

8) *How will storm water be managed during the construction phase of the project (e.g. detention areas?)*

**Response:** Robust soil erosion and sediment control measures including silt fence backed with hay bales along the down gradient limit of disturbance will be installed prior to the commencement of any site disturbance. This will ensure no migration of sediments into the wetlands located to the west of the property occurs during construction. Further, the first steps of the construction process will consist of the installation of the proposed underground infiltration systems that will allow the impervious areas to be connected to the drainage systems as soon as they are constructed. Considering the limited area of disturbance and the implementation of the soil erosion and sediment controls, it is our opinion that temporary detention areas during construction are not needed.

Sincerely,



Curt Lowenstein, P.E.