



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: 126 Valley Forge Road

Assessor's Map # 17 **Block #** 2 **Lot #** 13

PROJECT DESCRIPTION (*general purpose*) Authorize land grading and clearing within the upland review area.

Total Acres 2.02 Total Acres of Wetlands and Watercourses 0.502

Acreage of Wetlands and Watercourses Altered 0 Upland Area Altered 7,404sf

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: David Hunter Linke Phone: 845 596 3645

Address: 126 Valley Forge Road, Weston, CT 06883

Email: davidlinke@me.com

APPLICANT/AUTHORIZED AGENT:

Name: Aleksandra Moch Phone: 203 550 9373

Address: 95 Halpin Avenue, Stamford, CT 06905

Email: aleksandra_moch@yahoo.com

CONSULTANTS: (*Please provide, if applicable*)

Engineer: _____ Phone: _____

Address: _____ Email: _____

Soil Scientist: Anthony Zemba Phone: 203 454 2110

Address: 518 Riverside Avenue, Westport, CT Email: hello@landtechconsult.com

Legal Counsel: _____ Phone: _____

Address: _____ Email: _____

Surveyor: Brautigam Surveying @ Land Tech Co. Phone: 203 270 7810

Address: 90 South Main Street, Newtown, CT 06470 Email: surveying@BrautigamLand.com

PROPERTY INFORMATION

Property Address: 126 Valley Forge Road

Existing Conditions (Describe existing property and structures): Existing single-family residence with a driveway. The area is maintained as a lawn with a wooded slope located within the northwestern portion of the site.

Provide a detailed description and purpose of proposed activity (attach sheet with additional information if needed): Authorize site clearing and grading within the upland review area.

Is this property within a subdivision (circle): Yes or No

Square feet of proposed impervious surfaces (roads, buildings, parking, etc.): 0

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

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

The works was completed

Description, work sequence, and duration of activities:

The work was completed

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

n/a

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

A. M. [Signature]

Signature of Authorized Agent

Date

FOR OFFICE USE ONLY

Administrative Approval

Initials

Date

ALEKSANDRA MOCH

SOIL & WETLAND SCIENTIST
CERTIFIED PROFESSIONAL IN SOIL
EROSION AND SEDIMENT CONTROL
GEOLOGIST/HYDROGEOLOGIST
LANDSCAPE DESIGNER



PROJECT NARRATIVE – 126 VALLEY FORGE ROAD

1. Activities

This application is made after the fact. Approximately 7,404sf of the upland review area, mainly located on the northern and eastern side of the existing residence, was disturbed either by cut or fill. About 10 trees were removed, predominantly dead and diseased. The owner felt they were a threat because they were located in close proximity to the residence, and over a very steep slope. The purpose of this activity was to make the area around the residence more usable and less topographically challenging. The residence is located over a very steep slope with an almost vertical ledge outcrop behind the dwelling.

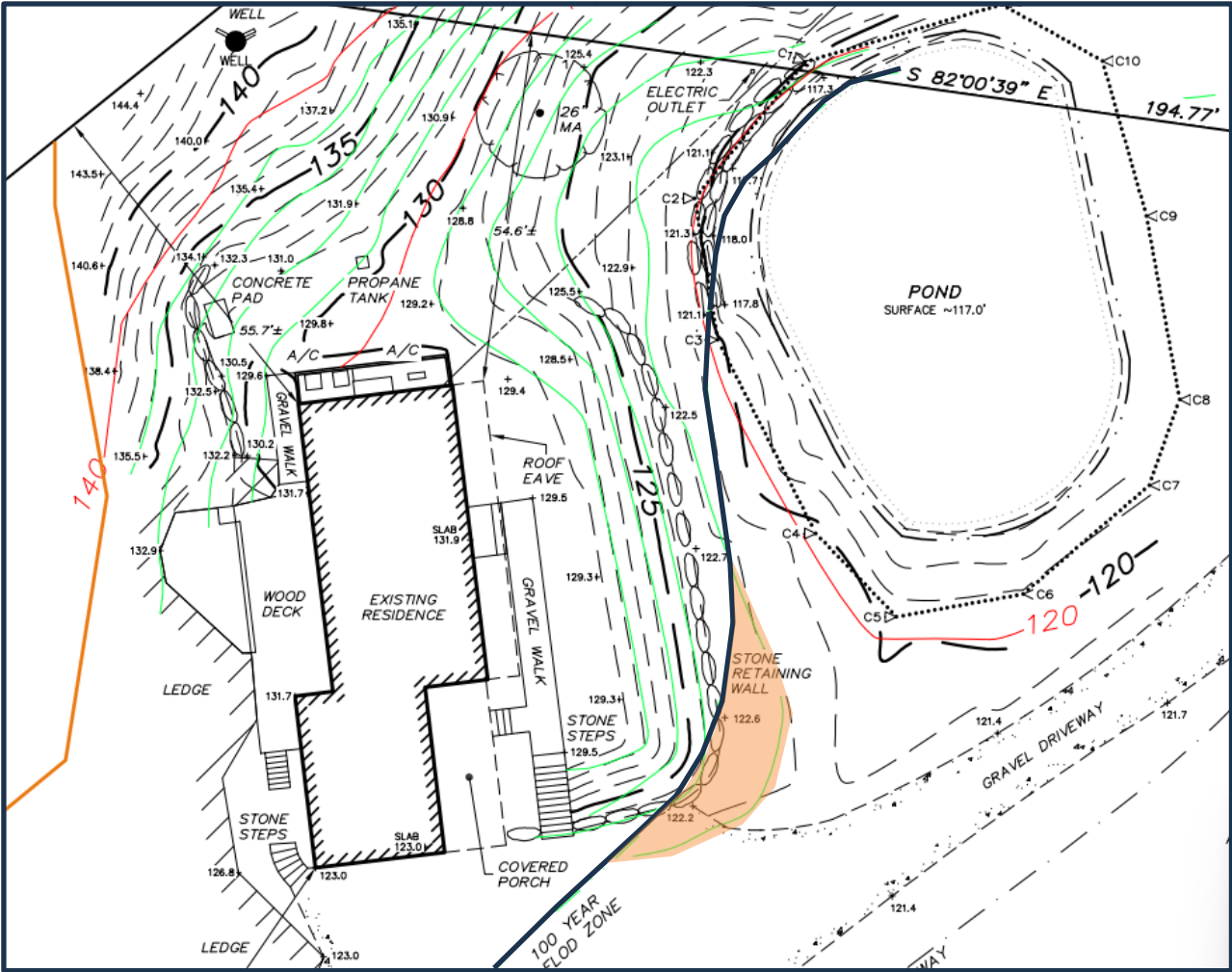
Grade modification, which was conducted at the site, consisted of cutting through the slope along the western edge of the disturbance and using the material from the cut to decrease the gradient over the northern and eastern sides of the house. Per the owner's testimony, 10 c.f. of topsoil was brought to the site. The photograph provided by the Conservation Planner shows the nature and area of the disturbance.



Photo of the site disturbance provided by the Conservation Planner.

It appears the existing stone wall along the northwestern edge of the pond was added to, and potentially some fill was placed behind it. The other areas of the pond buffer were not disturbed except for the access along the front of the residence, as shown in the photograph above. The work was conducted predominantly in 2025. After the final grading was completed, the area was topsoiled and seeded with lawn. Currently, the site is stable and has developed a permanent vegetative cover.

Based on the provided site survey, only a small fill and stone wall encroachments were made into the 100-year flood area, which runs through the pond.



Encroachments into the 100-year flood zone are shown in orange.

2. Mitigation Measures.

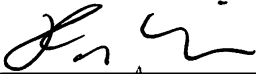
To mitigate for the tree loss and disturbance of the upland review area, a mitigation planting plan is provided. The plan features 5 native trees, 28 native shrubs, and 336 herbaceous plants. This plan will improve the pond's edges, restore the wetland fringe, and enhance the area's plant diversity and habitat values. The proposed plants will anchor the pond's steep banks and provide additional shade, keeping the water cool and oxygen-rich during the summer months.



Aleksandra Moch
Environmental Consultant
cell: 203 550 9373
aleksandra_moch@yahoo.com

David Linke
126 Valley Forge Road
Weston, CT

I, David Linke, authorize Aleksandra Moch, Environmental Consultant, to file an application on my behalf with the Weston Inland Wetland Commission and to serve as the primary point of contact for questions/comments.



Signature

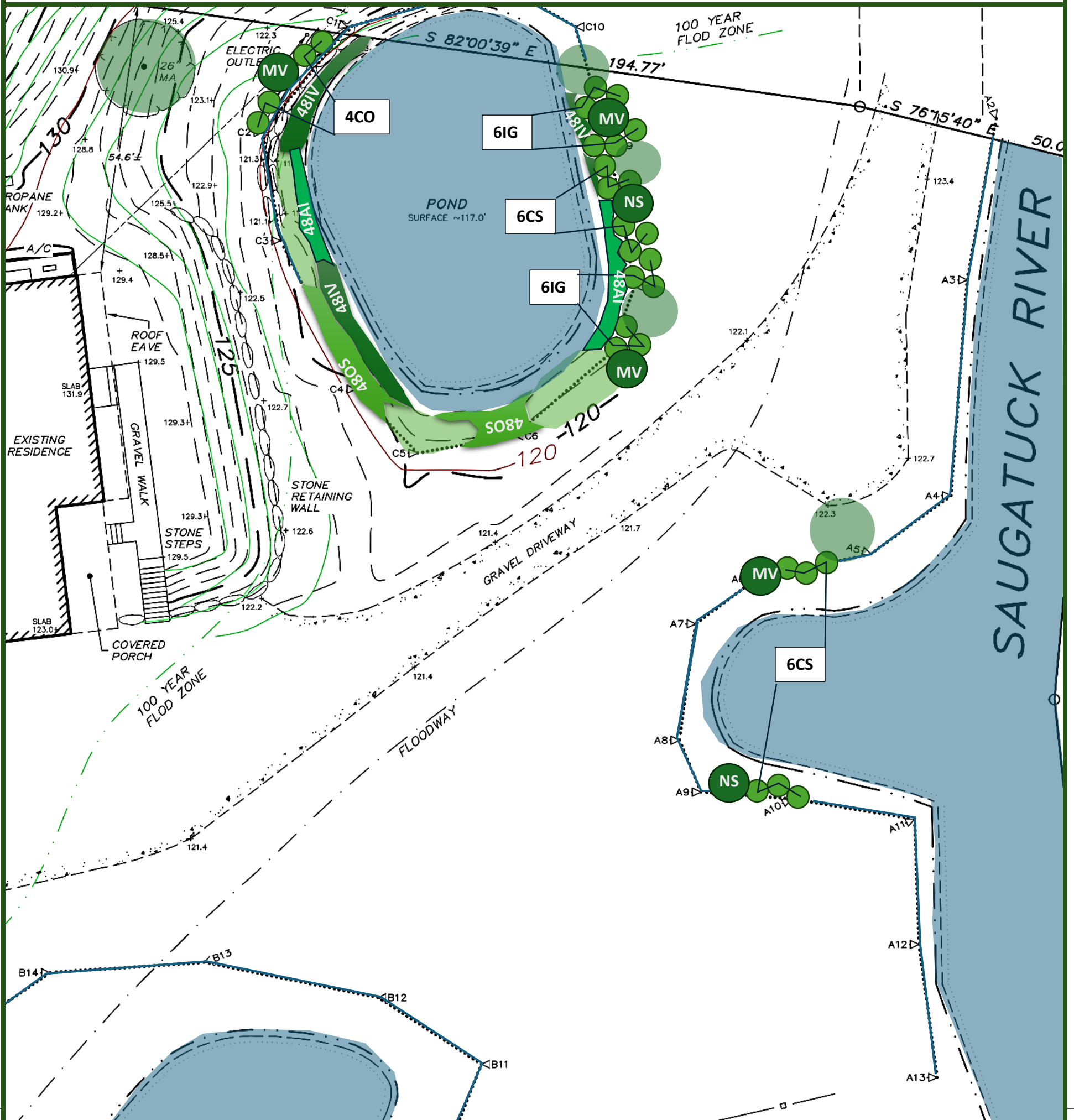
1/12/26

Date

WETLAND BUFFER RESTORATION PLAN

126 VALLEY FORGE ROAD, WESTON, CT

BY ALEKSANDRA MOCH, LANDSCAPE DESIGNER, JANUARY 12, 2026



PLANTING SCHEDULE

QTY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
3	MV	Magnolia virginiana / Sweet bay magnolia	6'-8'	B&B
2	NS	Nyssa sylvatica / Black tupelo	6'-8'	B&B
12	IG	Ilex glabra 'Compacta' / Inkberry	3'-4'	Cont.
12	CS	Cornus sericea / Red osier dogwood	3'-4'	Cont.
4	CO	Cephalanthus occidentalis / Buttonbush	3'-4'	Cont.
96	OS	Onoclea sensibilis / Sensitive fern	plugs	Tray
144	IV	Iris versicolor / Blue flag iris	plugs	Tray
96	AI	Asclepias incarnata / Swamp milkweed	plugs	Tray

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1. Activities

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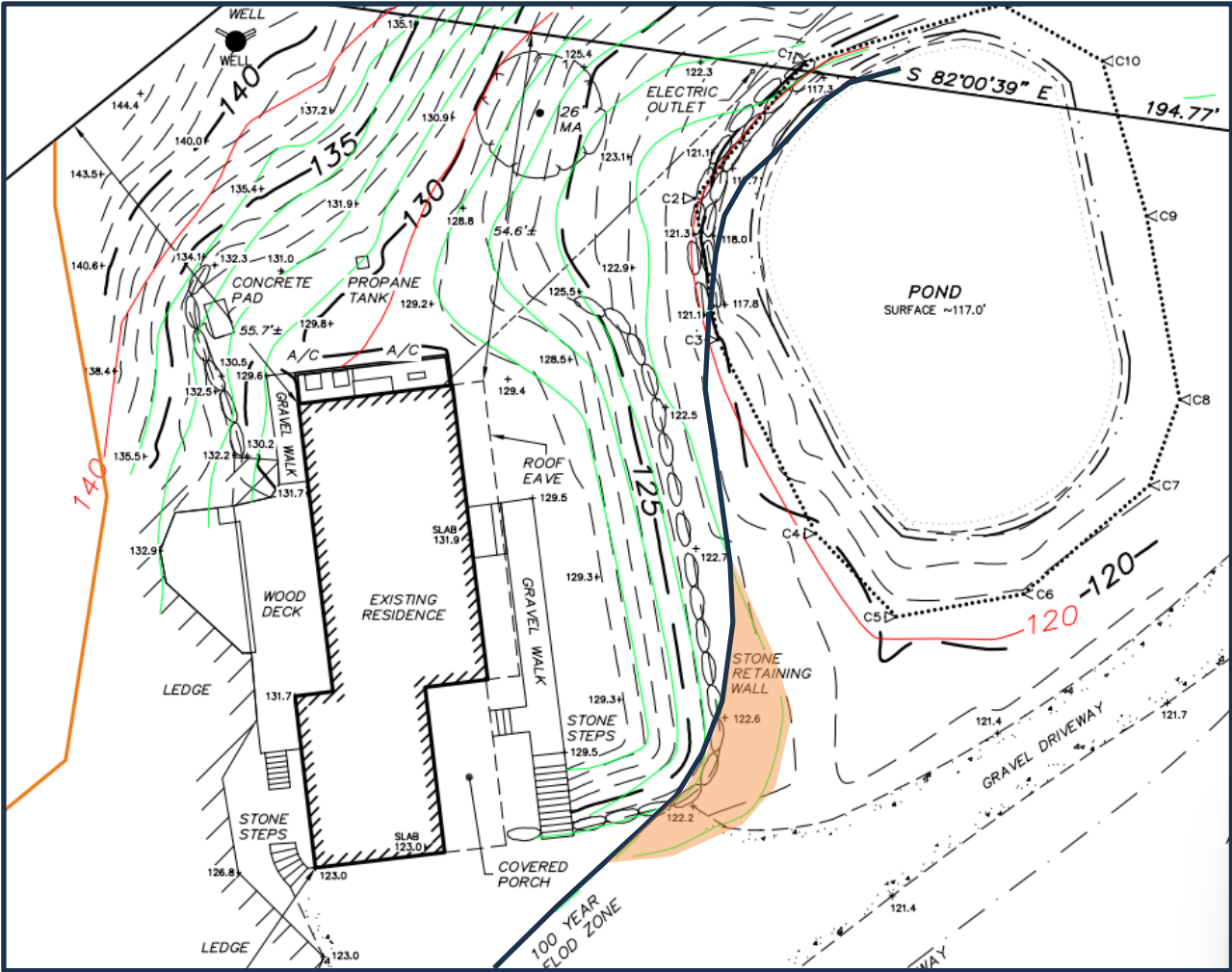
Grade modification, which was conducted at the site, consisted of cutting through the slope along the western edge of the disturbance and using the material from the cut to decrease the gradient over the northern and eastern side of the house. It is unknown whether any additional fill was brought to the site or whether an excess was removed. The photograph provided by the Conservation Planner shows the nature and area of the disturbance.



Photo of the site disturbance provided by the Conservation Planner.

It appears the existing stone wall along the northwestern edge of the pond was added to, and potentially some fill was placed behind it. The other areas of the pond buffer were not disturbed except for the access along the front of the residence, as shown in the photograph above. The work was conducted predominantly in 2025. After the final grading was completed, the area was topsoiled and seeded with lawn. Currently, the site is stable and has developed a permanent vegetative cover.

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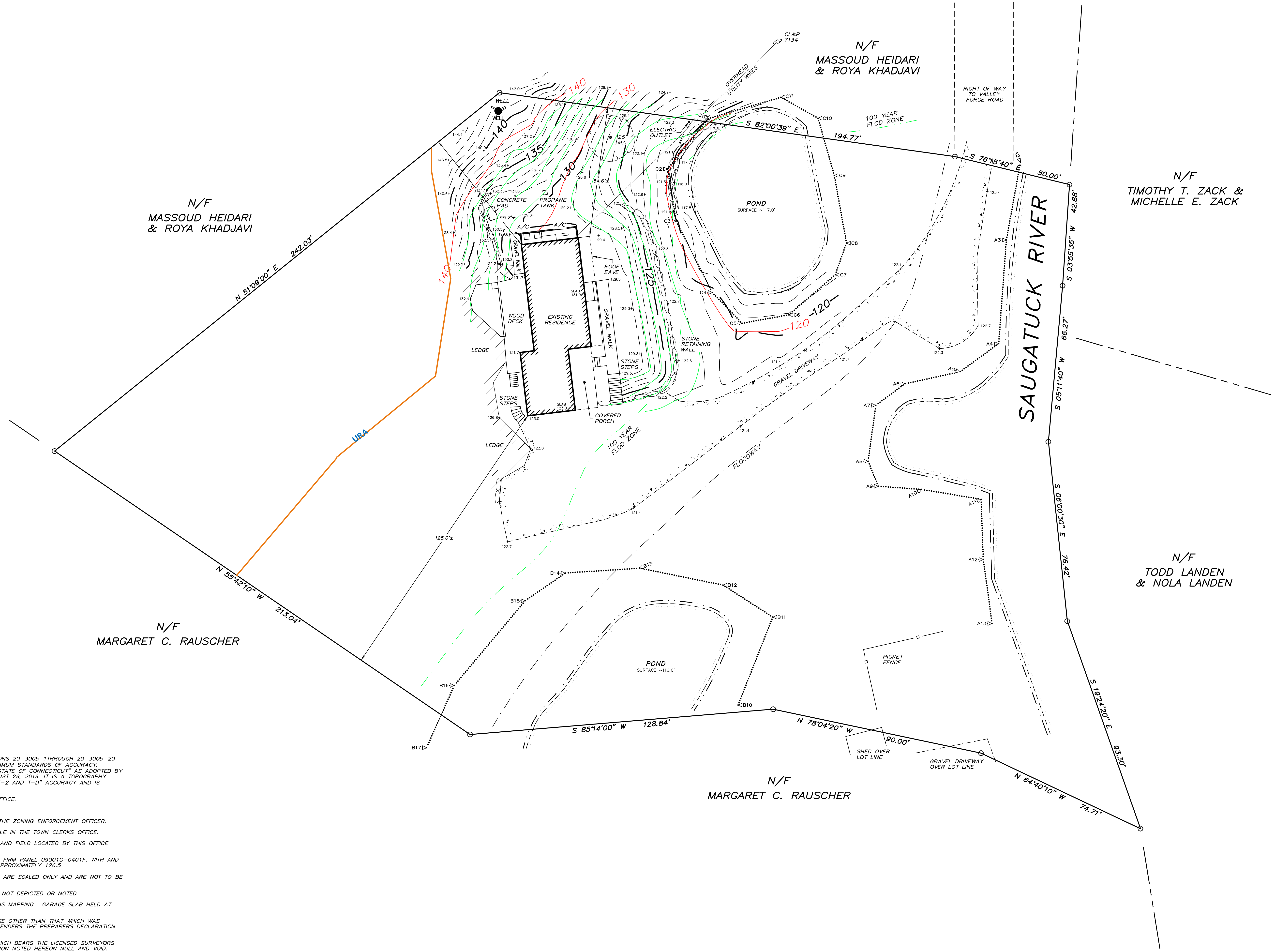
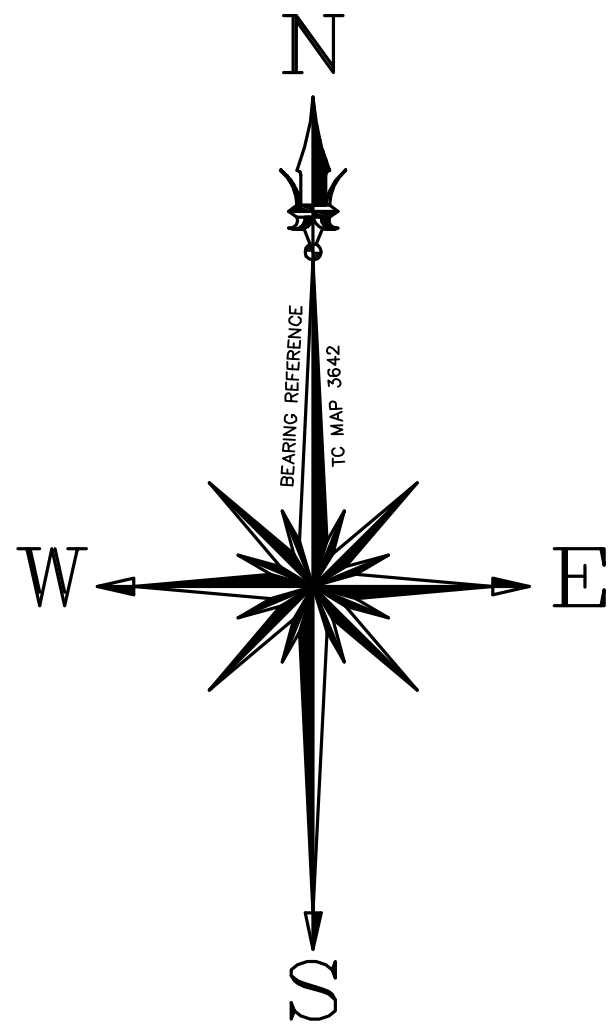
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Environmental Consultant
cell: 203 550 9373
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AREA:
 87,856± S.F.
 2.017± ACRES

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 OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., AUGUST 29, 2019. IT IS A TOPOGRAPHY SURVEY BASED ON A RESURVEY CONFORMING TO CLASS "A-2/T-2 AND T-D" ACCURACY AND IS INTENDED TO BE USED FOR SITE PLANNING PURPOSES.
 PROPERTY IS DEPICTED AS LOT 17-2-13 IN THE ASSESSORS OFFICE.
 PROPERTY IS LOCATED IN R-2AC ZONE.
 ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER. REFER TO MAP Nos. 1484, 1948, 2451, 3558 AND 3642 ON FILE IN THE TOWN CLERKS OFFICE.
 WETLANDS, AS DEPICTED HEREON, WERE FLAGGED BY LANDTECH AND FIELD LOCATED BY THIS OFFICE JULY 2025.
 SUBJECT PROPERTY LIES IN FEMA FLOOD HAZARD ZONE AE PER FIRM PANEL 09001C-0401F, WITH AN EFFECTIVE DATE OF JUNE 6, 2010. BASE FLOOD ELEVATION IS APPROXIMATELY 126.5
 DISTANCES DEPICTED +/- FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.
 UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.
 TOPOGRAPHY IS APPROXIMATELY BASED ON TOWN OF WESTON GIS MAPPING. GARAGE SLAB HELD AT ELEVATION 123.0
 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.

BRAUTIGAM SURVEYING
 A LANDTECH COMPANY
 90 South Main Street
 Newtown, Connecticut 06470
 Telephone (203) 270-7810
 E-mail Surveying@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. 9325004-01 SCALE: 1" = 20'
 DRAWN BY: SRM
 FIELD NOTES: 305-34 DATE: 8/4/25
 CHECKED BY: PAB

9325004-01
 TS1

No.	DATE	REVISIONS

TOPOGRAPHY SURVEY
 PREPARED FOR
DAVID LINKE
 126 VALLEY FORGE ROAD
 WESTON, CONNECTICUT

STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

DEEP Land & Water Resources Division
Inland Wetlands Management Program
79 Elm Street, 3rd Floor
Hartford, CT 06106

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

This page is intentionally left blank.

INSTRUCTIONS FOR COMPLETING

THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

*Use a separate form to report EACH action taken by the Agency. Complete the form as described below.
Do NOT submit a reporting form for withdrawn actions.*

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).

A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
B = Any Permit Denied by the Inland Wetlands Agency
C = A Permit Renewed or Amended by the Inland Wetlands Agency
D = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
F = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.
Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>
ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: https://media.clear.uconn.edu/data/watershed_maps/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

9. Carefully review the list below and enter ONLY ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N".

- | | |
|--|--|
| A = Residential Improvement by Homeowner | I = Storm Water / Flood Control |
| B = New Residential Development for Single Family Units | J = Erosion / Sedimentation Control |
| C = New Residential Development for Multi-Family / Condos | K = Recreation / Boating / Navigation |
| D = Commercial / Industrial Uses | L = Routine Maintenance |
| E = Municipal Project | M = Map Amendment |
| F = Utility Company Project | N = State Agency Project |
| G = Agriculture, Forestry or Conservation | P = Other (this code includes the approval of concept, subdivision or similar plans with no on-the-ground work) |
| H = Wetland Restoration, Enhancement, Creation | |

10. Enter between one and four code numbers to best characterize the action/project/activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You MUST provide code 12 if the activity is located in an established upland review area. You MUST provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

- | | |
|--|---|
| 1 = Filling | 8 = Underground Utilities Only (no other activities) |
| 2 = Excavation | 9 = Roadway / Driveway Construction (including related culverts) |
| 3 = Land Clearing / Grubbing (no other activity) | 10 = Drainage Improvements |
| 4 = Stream Channelization | 11 = Pond, Lake Dredging / Dam Construction |
| 5 = Stream Stabilization (includes lakeshore stabilization) | 12 = Activity in an Established Upland Review Area |
| 6 = Stream Clearance (removal of debris only) | 14 = Activity in Upland |
| 7 = Culverting (not for roadways) | |

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body." For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream." Remember, these figures represent only the acreage altered, not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to CGS section 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses. For created - question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions - one code only): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Weston
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____, _____
- LOCATION (see instructions for information): USGS quad name: Westport or number: 108
subregional drainage basin number: 7200
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): David Hunter Linke
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 126 Valley Forge Road
briefly describe the action/project/activity (check and print information): temporary permanent description: Land grading and clearing within the upland review area.
- ACTIVITY PURPOSE CODE (see instructions - one code only): A
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, _____, _____, _____
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.17 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.045 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

August 8, 2025

SOIL SCIENTIST REPORT

Inland Wetland and Watercourse Delineation

126 Valley Forge Road, Westport, CT

Introduction

An on-site investigation of the property located at 126 Valley Forge Road, Westport, CT was conducted on July 16th, 2025. The project site is a 2.02-acre parcel that contains a residential building and associated appurtenances. The purpose of the site investigation was to identify and delineate Connecticut Inland Wetland and watercourse resources (“resources”) on the project site.

Regulatory Applicability

According to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), inland wetlands are defined as poorly drained, very poorly drained, floodplain and alluvial soils as delineated by a soil scientist. Watercourses are rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private. The limits of federal wetlands are determined by the presence of three parameters: the presence of Hydric soils, a preponderance of hydrophytic vegetation, and supportive hydrology.

Under Connecticut criteria, "Wetlands" means land, including submerged land, not regulated pursuant to CT General Statutes (CGS) Sections 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soil Survey, as may be amended periodically by the Natural Resources Conservation Service of the USDA. Poorly drained and very poorly drained soils are generally saturated to within about 12 inches of the surface during a portion of the growing season and have redoximorphic features. Alluvial soils may have any drainage class ranging from excessively drained to very-poorly drained but are regulated as wetlands in CT because of their origin as water-deposited material.

Also, under Connecticut criteria, "Watercourses" means 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 this state or any portion thereof, not regulated pursuant to CGS Sections 22a-28 to 22a-35, inclusive. *Intermittent watercourses* are delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation. By USACOE criteria, “Waters of the United States” include rivers, streams, ponds, other open water areas, mud flats, etc. Wetlands as defined by the USACOE must meet the three parameter “criteria” of hydric soils, hydrology, and vegetation.

ACOE guidance says that if the adjacent floodplain is actually a wetland, then use wetland delineating procedures for capturing the jurisdictional boundary. If the immediate floodplain is uplands that typically does not get inundated on an annual/semi-annual basis (e.g., takes extreme weather events only), then do not extend the OHWM up out of the defined banks.

Mapped NRCS Soil Series

According to the Natural Resource Conservation Service (NRCS) web-based soil survey, the soils on the site are mapped as belonging to the Hollis-Chatfield-Rock outcrop complex in the uplands, and Raypol series in the wetlands. The NRCS defines these series as follows:

Hollis: The Hollis series consists of well drained and somewhat excessively drained soils formed in a thin mantle of till. They are shallow to bedrock. They are nearly level to very steep upland soils on bedrock-controlled hills and ridges. Slope ranges from 0 through 60 percent. Saturated hydraulic conductivity is moderately high or high. Depth to hard bedrock ranges from 25 to 50 cm.

Chatfield: The Chatfield series consists of “well drained soils formed in loamy melt-out till. They are moderately deep to bedrock. They are nearly level to very steep soils on bedrock-controlled hills and ridges. Slope ranges from 0 to 70 percent. Crystalline bedrock is at depths of 50 to 100 cm. Saturated hydraulic conductivity is moderately high or high in the mineral soil”.

Rock outcrop refers to bedrock protruding through the soil surface. Where two or more soil series occur in small enough units that mapping the extent of each one is impractical, the NRCS mapped them together as a “complex”.

Raypol: The Raypol series consists of very deep, poorly drained soils formed in loamy over sandy and gravelly outwash. They are nearly level to gently sloping soils in shallow drainageways and low-lying positions on terraces and plains. Slope ranges from 0 to 5 percent. The soils have a water table at or near the surface much of the year. Permeability of the Raypol soils is moderate in the surface layer and subsoil and rapid or very rapid in the substratum.

National Wetlands Inventory Mapper

The United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) On-line Wetlands Mapper depicts a Riverine Unknown Perennial Unconsolidated bottom permanently flooded watercourse (R5UBH) which is the East Branch of the Saugatuck River, and two palustrine emergent persistent seasonally flooded/saturated resource systems within the project area.

The NWI defines these terms as follows:

R5UBH:

System Riverine (R): The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.

Subsystem Unknown Perennial (5): This Subsystem designation was created specifically for use when the distinction between lower perennial, upper perennial, and tidal cannot be made from aerial photography and no data is available.

Class Unconsolidated Bottom (UB): Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Water Regime Permanently Flooded (H): Water covers the substrate throughout the year in all years.

PEM1E

System Palustrine (P) : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

Class Emergent (EM) : Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass Persistent (1) : Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Palustrine systems.

Water Regime Seasonally Flooded/Saturated (E) : Surface water is present for extended periods (generally for more than a month) during the growing season, but is absent by the end of the season in most years. When surface water is absent, the substrate typically remains saturated at or near the surface.

It is important to note that while the NWI provides a useful regional overview of wetland distribution based on aerial imagery and remote sensing, it is not intended to serve as a substitute for site-specific investigations. Wetlands may be present on a site even if they are not depicted in the NWI database.

Municipal Mapping

The Town of Weston on line GIS mapping depicts the three resource areas on the property.

On-Site Findings and Conclusions

The evaluation for the presence of wetland and watercourse resources was conducted by walking the property and examining the soil profile with a soil auger in selected areas. On-site observations of the soil profiles, vegetation, and hydrologic features confirmed the presence of three resource areas on the property. The limits of these resource areas were delineated on site with a series of alpha-numerically labelled flags. These resource areas are described as follows:

Resource Area A was delineated along the western shoreline of the Saugatuck River, East Branch. It was delineated with flag nos. LT- A-1 through LT A- 13.

Characteristic vegetation noted on site within this system consisted of American Sycamore (*Platanus occidentalis*), and Red Maple (*Acer rubrum*), in the tree layer; Poison Ivy (*Toxicodendron radicans*) in the liana layer; Northern Spicebush (*Lindera benzoin*) in the shrub layer, and Cinnamon Fern (*Osmundastrum*

cinnamomea), deer tongue grass (*Dichanthelium clandestinum*) and Lizard's Tail (*Saururus cernuus*) in the herbaceous layer. Lizard's Tail is a CT Endangered plant species.

Soils within Resource Area A are best described as fluviquents.

Resource Area B: is a palustrine emergent wetland located at the southern end of the property. The northern shoreline was delineated as **LT-B-10 to LT-B-17**.

Characteristic vegetation noted on site within this system consisted of Red Maple (*Acer rubrum*), in the tree layer; Poison Ivy (*Toxicodendron radicans*) in the liana layer; Northern Spicebush (*Lindera benzoin*) in the shrub layer, and Skunk Cabbage (*Symplocarpus foetidus*), burnweed (*Erechtites hieraciifolius*), smartweed (*Polygonum* sp.) and Japanese Stiltgrass (*Microstegium vimineum*) in the herbaceous layer.

Soils within Resource Area B are best described as aquents.

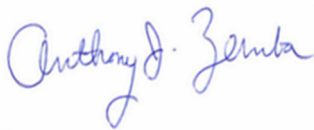
Resource Area C: is a palustrine emergent wetland located on the northern end of the property. The limits of this wetland were delineated with flags numbered as **LT-A1 through LT-A11**.

Characteristic vegetation noted in this resource area included Narrow-leaved Cattail (*Typha angustifolia*), American Burn Weed, Deertongue Grass, Yellow Iris (*Iris pseudacorus*); False Nettle (*Boehmeria cylindrica*), Japanese Stiltgrass, Royal Fern (*Osmunda regalis*), jewelweed (*Impatiens capensis*), and Sensitive Fern (*Onoclea sensibilis*) in the herbaceous layer. No tree or shrub layer was noted in the delineated limits of this resource.

Soils within Resource Area C are best described as aquents.

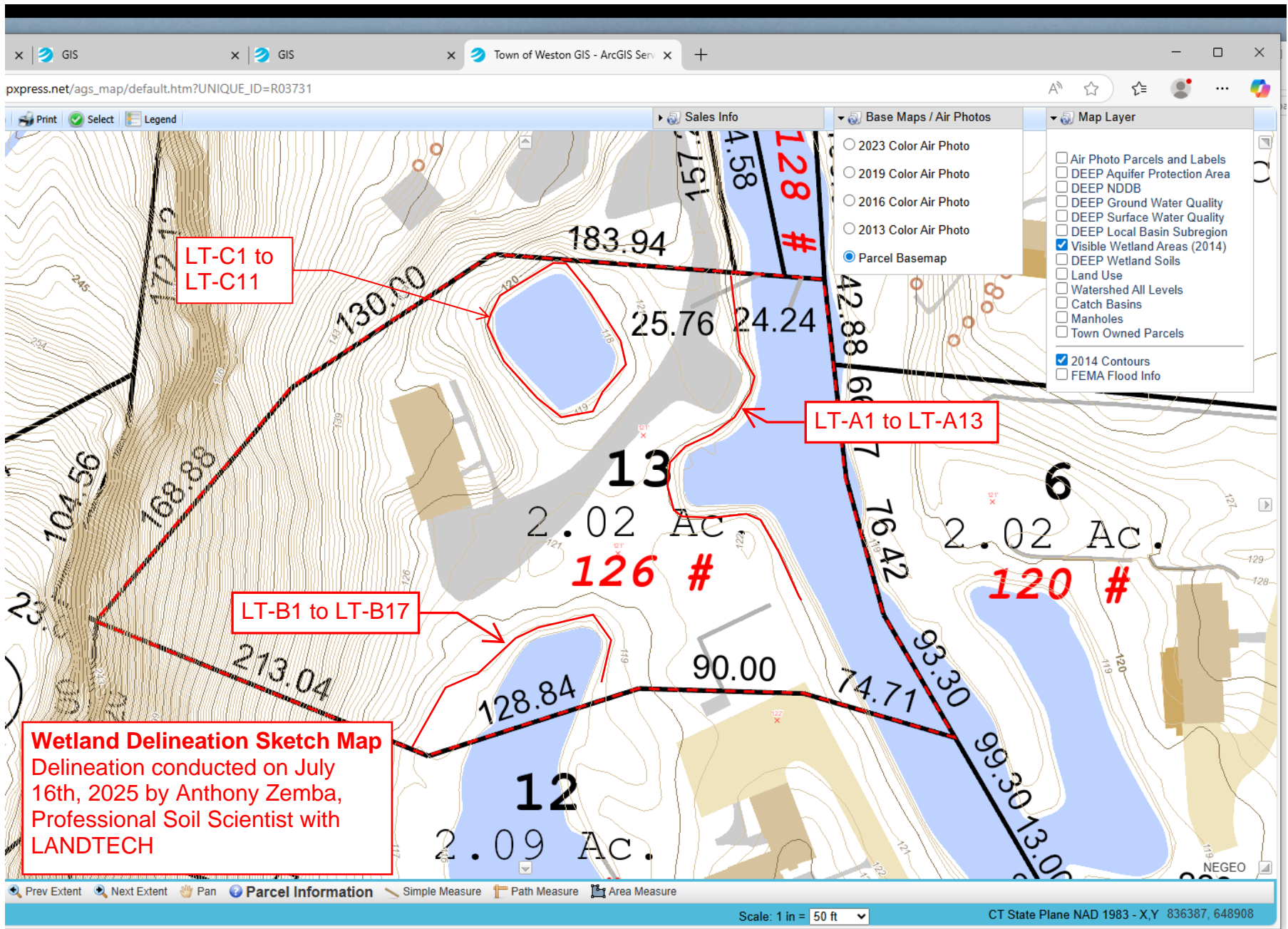
Wetland lines as delineated in the field are depicted on the attached field sketches. Questions regarding the information contained herein can be directed to the undersigned at Azemba@landtechconsult.com.

Very Truly Yours,
LANDTECH



Anthony Zemba
Senior Ecologist / Soil Scientist

Cc: file T:\1. Active Projects\ 25117 – Linke 126 Valley Forge Road, Weston, CT\Reports\Wetlands





Law Offices

Please Reply To Norwalk:

Norwalk Office

200 Connecticut Avenue
Norwalk, CT 06854
Telephone: 203-899-8900
Facsimile: 203-899-8915
Website: Goldgru.com

Greenwich Office

165 West Putnam Avenue
Greenwich, CT 06830

Trumbull Office

105 Technology Drive
Trumbull, CT 06611

Tarrytown, NY Office

120 White Plains Road
Suite 350
Tarrytown, NY 10591

June 26, 2023

David Linke
Beth Linke
126 Valley Forge Road
Weston CT. 06883

Re: Warranty Deed

Dear David & Beth

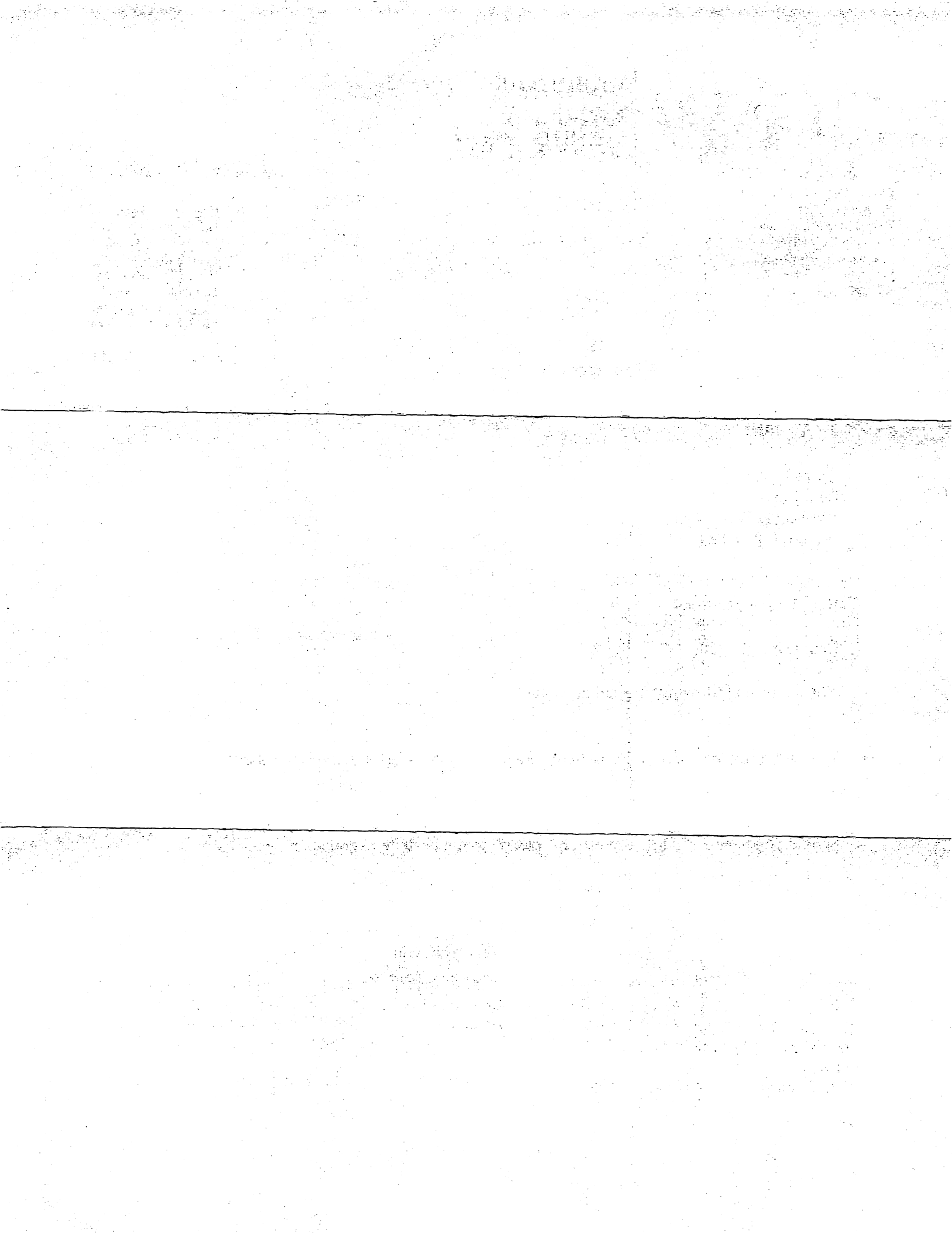
Enclosed is the following original document:

- Warranty Deed recorded in Book 666 at Page 1-2 in the Weston Land Records.

Should you have any further questions, please do not hesitate to contact me.

Very truly yours,
Leonia Soltis
Leonia Soltis
Attorney

LS/ac
Enclosures



3/7/21



Doc ID: 001765790003 Type: LAN

BK **666** PG **1-3** 20499-001

RECORD & RETURN TO:
Atty Descera Daigle
200 Connecticut Avenue
Norwalk, CT 06854

WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **Carl Bernstein and Harriette Heller** both of 126 Valley Forge Road, Weston, Connecticut, for consideration of EIGHT HUNDRED SEVENTY FIVE THOUSAND & 00/100 DOLLARS (\$875,000.00), grant to **David Hunter Linke** of 25 Old Stage Coad Road, Weston, CT 06883, with WARRANTY COVENANTS, all that certain real property known as **126 Valley Forge Road, Weston, Connecticut**, being more particularly described as follows:

All that certain piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Weston, County of Fairfield and State of Connecticut, shown and designated as "Tax Lot No. 13 87,851 S.F. 2.0168 Ac." and "Parcel A to be Conveyed to Tax Lot No. 13 1,044 S.F. 0.0240 Ac." on that certain map entitled "Map of Driveway Easement and Equal Area Exchange Prepared for Pamela M. & Robert B. Wooster, Jr. of 126 Valley Forge Road and James Hamilton David & Laura J. Pelco of 128 Valley Forge Road July 20, 2004 Revised October 6, 2004, Revised September 24, 2004, Revised August 5, 2004, Revised July 29, 2004 Scale: 1' = 40' Weston, Connecticut, Black Rock Surveyors", which map is on file in the Town Clerk's Office of the Town of Weston as Map No. 3642, said land being bounded and described as follows:

Beginning at a point in the apparent center line of the Saugatuck River as the same appears on said map; thence running the following courses and distances:

North 64° 40' 10" West 74.71 feet;
North 78° 04' 20" West 90.00 feet;
South 85° 14' 00" West 128.84 feet;
North 55° 42' 10" West 213.04 feet along land now or formerly of Margaret C. and Frank Joseph Rauscher, Jr. as shown on said map:

Thence turning North 51° 9' 00" East 168.88 feet, North 51° 09' 0" East 73.15 feet along Tax Lot 14 as shown on said map, being land of James Hamilton Davis and Laura J. Pelco:

Thence South 82° 00' 39" East 39.09 feet and 155.68 feet along Parcel "B" and Tax Lot No. 14 as shown on said map, being land of James Hamilton Davis and Laura J. Pelco; thence South 76° 15' 40" East 25.76 feet along a certain 25-foot right of way, referenced below, and 24.24 feet along land of James Hamilton Davis and Laura J. Pelco, to a point in the apparent center line of the Saugatuck River, thence along the center line of the Saugatuck River, the following courses and distances:

South 3° 55' 35" West 42.88 feet;
South 5° 11' 40" West 66.27 feet;
South 6° 00' 30" East 76.42 feet;
South 19° 24' 20" East 93.30 feet, to the point or place of beginning.

Together with the right to use, in common with others to whom a similar right may be granted, a right of way for all lawful purposes, including ingress and egress and the installation and maintenance of public utilities, in, over, under and upon "25' R.O.W. 15,344 S.F. 0.3523 Ac." (including the bridge located thereon and designated as "Bridge 745 S.F." and "New R.O.W. in favor of Tax Lot No. 13 126 Valley Forge Road", all as shown on said Map No. 3642 of the Weston Land Records.

Together with a right of way to reach and use the pond, in common with others, which pond appears on Map No. 1948 of the Weston Land Records and is located on Parcel "3 7.10± Ac." as shown on Map No. 1948 of the Weston Land Records.

Ronnie Anastasio
TOWN OF WESTON TAX \$ 2,187.50
CONVEYANCE TAX RECEIVED 50
STATE OF CT TAX \$ 6,937.

100 300 200

STATE OF CT TAX \$
CONVEYANCE TAX RECEIVED
TOWN OF WESTON TAX \$

[Signature]

STATE OF CT TAX \$
CONVEYANCE TAX RECEIVED
TOWN OF WESTON TAX \$

Said Premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
3. Riparian or littoral rights of others, common law or statutory in and to the Saugatuck River adjoining or passing through said premises.
4. Rights of the Federal, State and Local Governments to take (without paying any compensation therefore), to regulate and control title to any land lying below the present or former mean highwater line of the Saugatuck River on or crossing said premises.
5. Notes, notations and facts as shown on Map Nos. 1454, 1948 and 3642 of the Weston Land Records.
6. Easement in favor of The Connecticut Light and Power Company dated June 19, 1963 and recorded June 28, 1963 in Volume 63 at Page 202 of the Weston Land Records.
7. Agreement by and between Jeanne Ketcham and Charles F. Niewenhous and Monique Niewenhous dated May 17, 1981 and recorded June 22, 1981 in Volume 120 at Page 394 of the Weston Land Records.
8. Grant of Easement from James Hamilton Davis and Laura J. Pelco to Pamela M. Wooster and Robert B. Wooster, Jr. dated October 24, 2004 and recorded November 24, 2004 in Volume 403 at Page 415 of the Weston Land Records.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK /SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed on this ____ day of May, 2023.

X Carl Bernstein
Carl Bernstein, Grantor

X Harriette Heller
Harriette Heller, Grantor

Signed, sealed and delivered in the presence of or attested by:

Witness: David Eric Ross
DAVID ERIC "RICK" ROSS

Witness: Reona Soltis
Reona Soltis

STATE OF CONNECTICUT

}
} ss. Norwalk
}

COUNTY OF FAIRFIELD

Personally appeared Carl Bernstein and Harriette Heller, signers and sealers of the foregoing instrument, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained in the capacity therein stated, before me, on this 31st day of May, 2023.

David Eric Ross
DAVID ERIC "RICK" ROSS
Commissioner of the Superior Court
Notary Public /My Commission Expires:

Received for Record at WESTON, CT
On 06/01/2023 At 2:20:00 pm

[Signature]