



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:** 12 Old Mill Road

**Assessor's Map #** 22      **Block #** 2      **Lot #** 15+16

**PROJECT DESCRIPTION** (general purpose) Replace the temporary Sonotubes with properly installed permanent footings, supports, and beams. Replace decking, roof, walls, and screens if needed. The work will be conducted on and under the existing porch.

Total Acres 5.96      Total Acres of Wetlands and Watercourses 2.25

Acreage of Wetlands and Watercourses Altered 0      Upland Area Altered 0

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: 12 Old Mill Road, LLC      Phone: 203 550 9373

Address: 830 Post Road E, Suite 214, Westport, CT

Email: ksigenza1977@gmail.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:** HC McConnell Engineering PLLC      Phone: 203 448 7051

Address: 5 Rockland Place, Westport, CT      Email: hongmcc@gmail.com

**Soil Scientist:** William L. Kenny      Phone: 203 366 0588

Address: 1899 Bronson Road, Fairfield, CT Email: info@wkassociates.net

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

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

Surveyor: Land Surveying Services, LLC Phone: 203 522 4177

Address: 1275 Post Road, Suite A-20m Fairfield, CT Email: info@A2survey.com

### PROPERTY INFORMATION

Property Address: 12 Old Mill Road, Weston, CT

Existing Conditions (Describe existing property and structures): Existing restaurant in need of renovations located near and above Cobbs Mill Pond and the Saugatuck River

Provide a detailed description and purpose of proposed activity (attach sheet with additional information if needed): Replace the temporary Sonotubes with properly installed permanent footings with new supports and beams as needed, plus potential areas of old decking to be replaced.

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

Subject property to be affected by proposed activity contains:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> wetlands soils | <input type="checkbox"/> bog                        |
| <input type="checkbox"/> swamp                     | <input checked="" type="checkbox"/> lake or pond    |
| <input checked="" type="checkbox"/> floodplain     | <input checked="" 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 checked="" type="checkbox"/> Other <u>replacement</u> |

Amount, type, and location of materials to be removed, deposited, or stockpiled: The cement will be mixed inside the building. Any needed material will be lowered from the existing deck above. If needed, there are two access ways on both sides underneath the deck.

Description, work sequence, and duration of activities:  
1. Build a temporary support for the deck 2. Remove the existing Sonotube and associated cement. 3. Install the footings. 4. Replace the beams. 5. Replace the supports. 6. Remove invasive species.

Describe alternatives considered and why the proposal described herein was chosen: There are no alternatives. The existing temporary supports must be replaced with the properly installed and designed ones.

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: not needed

**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



1/10/2026

\_\_\_\_\_  
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, stonewalls, 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.

12 Old Mill – CC-26-02-COM Revisions Email Summary Feb 17, 2026'

From: Aleksandra Moch 10:40p 2-17-2026

To: Conservation Planner

Cy: "ksiguenza1977@gmail.com"

Dear Tom,

I hope all is well. Based on your site walk notes, we have made several revisions.

1. The structural plan was revised, showing more details and providing a scale.
2. The existing condition survey was revised, showing the erosion controls and construction access.
3. The application form was revised to include roof replacement, walls, and screens.
4. Written responses to your comments are also attached.

I printed the structural plans and planned to deliver them to you tomorrow, but I have a feeling it is too late for the hard copies. Therefore, please share the electronic ones with the commission. I hope they find them helpful.

If there is anything else which had not been covered. Please let me know, and I will find the answer for you.

Thank you for your review.

Aleksandra Moch  
Environmental Consultant

STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING PARCEL A	PROPOSED	AS-BUILT
Minimum Lot Area	2 Acre	198,880 ± SF		
Minimum Rectangle	170' X 200' REC.	170' X 200' +		
Minimum Lot Frontage	170.0'	795.09'		
Setbacks	--	--		
Front	50.0'	6.6'		
Side	30.0'	229.3'		
Rear	30.0'	N/A		
Watercourse	50.0'	0.0'		
Maximum Building Coverage	15.0%	5.2%		
Maximum Height for a Building or Structure	35.0'	VARIES MAX = 26' ±		

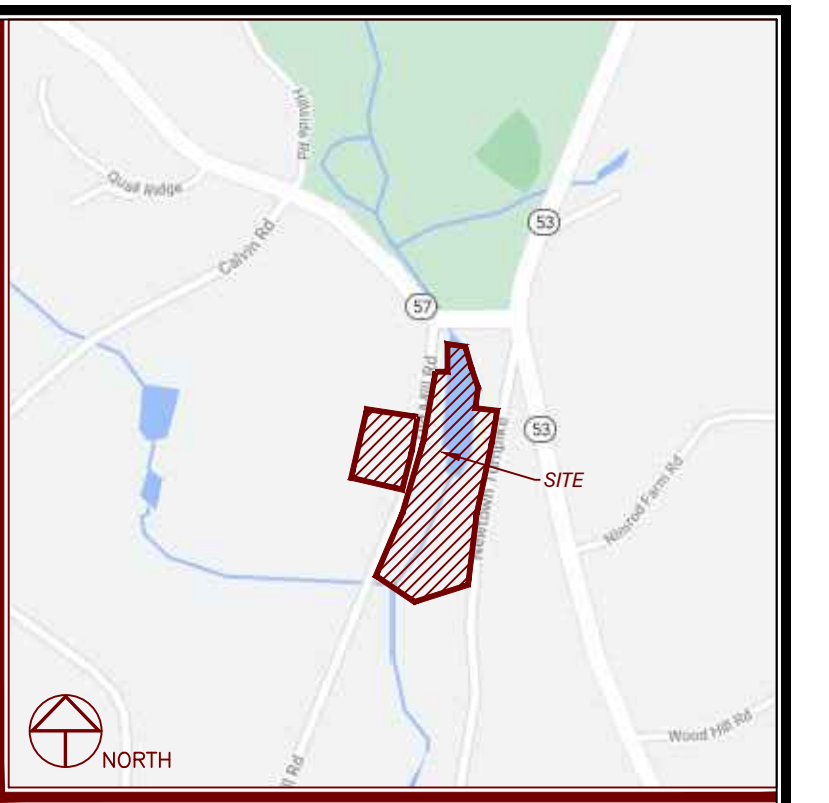
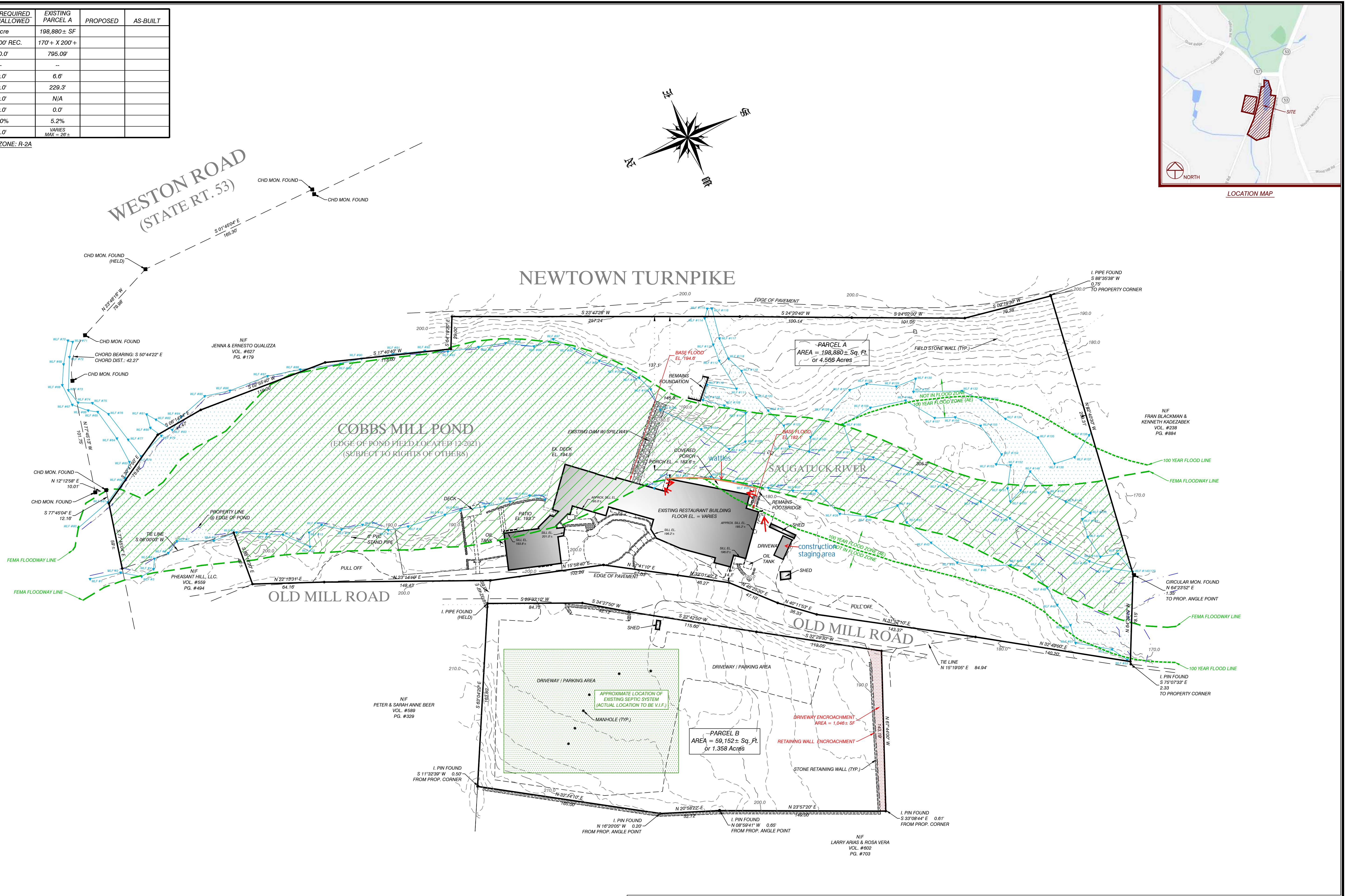
BUILDING ZONE: R-2A

**GENERAL NOTES:**

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This Survey conforms to Class A-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on Map Reference # 1.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Lot served by septic system and well water supply.
- Land Surveying Services, LLC. makes no guarantee to the location of the septic system as depicted on this plan. A registered sanitarian or professional engineer should verify location of existing system before any earth moving activities are performed in the area of the septic system.
- Elevations are based of State of CT Topographic Maps (Approx. NAVD 1988).
- Contours shown are derived from the State of CT Topographic DEM files. Contours are approximate.
- Portion of subject property located in FEMA Floodway and Flood Zone AE. Flood Zones depicted on this map are based off of FEMA Flood Maps, Town of Weston GIS and Western Connecticut Council of Government.
- Subject Property FIRM #09001C0384F with an Effective date of 06-18-2010.

**MAP REFERENCES:**

- RECORD MAP #3674A & B
- RECORD MAP #220
- RECORD MAP #328
- RECORD MAP #1505
- RECORD MAP #2364
- RECORD MAP #2492
- RECORD MAP #2953
- RECORD MAP #3538
- RECORD MAP #3592
- RECORD MAP #3593
- RECORD MAP #3718



LOCATION MAP

<p><b>LAND SURVEYING SERVICES, LLC</b> 1275 POST ROAD, SUITE A-20 FAIRFIELD, CONNECTICUT 06824 TEL. (203) 522-4177 FAX. (203) 615-0123 EMAIL: info@A2survey.com</p>	<p><b>TITLE BLOCK</b> ASSESSORS MAP # 2212 PARCEL # 15 &amp; 16 APPLICANT: SAME AS OWNER</p>	<p>IMPROVEMENT LOCATION SURVEY PREPARED FOR <b>12 OLD MILL ROAD, LLC.</b> 12 OLD MILL ROAD, WESTON, CONNECTICUT</p> <p>SCALE: 1" = 40' DATE: JAN. 03, 2022</p>
	<p>NEAL K. JAIN L.S. # 18139</p>	



# ALEKSANDRA MOCH

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



## RESPONSES TO THE SITE WALK COMMENTS, DATED FEB. 14, 2026

### Questions/comments follow:

- The May 16, 2024, S4-1 plan submitted with seal and signature by Hong McConnell does not indicate the depth of the footings, nor the construction method, and sequence for doing the work. Also, there is no scale on the plan, and it is uncertain what distances are between the supports and the cantilever section to the NE corner where no supports are planned because they would be in the FEMA flood zone. Notes indicate two carrying steel beams 2x12 coming west east from the building foundation wall across a single pier with a footing to meet about 12x26 beam across three piers with footings. Notes on the plan also state "where foundation is not stable condition a new footing will be placed current estimate 2 each" Also another note says "replace ext. deteriorate angle w/new angles any connection location to be renewed if necessary" These note are not specific enough and create uncertainties as to material to be used and the location and integrity of the work and therefore make it difficult for the commission to make an informed decision about the nature of the activities and how the watercourse will be protected during and post construction.*

The above-mentioned plan has been revised and now includes the scale and provides more details regarding the new supports proposed to replace the old ones. As per McConnell, no depth of the support foundation is provided because the foundation will rest on the rock surface. The dimension of the cantilever beam was added. Also added is the type of steel angle to be used to replace the existing one if it needed.

- What is the overall construction sequence for the project including supporting the structure above the supports while work takes place? How will the application control erosion and sedimentation during the project and limit project area to protect the watercourse nearby and downstream?*

The construction sequence is provided in the project narrative under "Project phasing." Soil erosion and sediment control measures are also explained in project narratives and shown on the revised existing

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conditions survey, dated December 16, 2024.

- *During the walk it was observed that work on the building's decking, walls, screens and roofs may be necessary. Why is that not part of the application?*

Additional activities were added to the application form to be included in this application.



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Aleksandra Moch  
Environmental Consultant  
cell: 203 550 9373  
[aleksandra\\_moch@yahoo.com](mailto:aleksandra_moch@yahoo.com)