



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: 20 Katydid Lane

Assessor's Map # 20

Block # 2

Lot # 74

PROJECT DESCRIPTION (*general purpose*) Construct a single family residence, driveway, pool, septic system, stormwater management, and a well.

Total Acres 2.263 Total Acres of Wetlands and Watercourses 0.011 ac

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: 20 Katydid LLC Phone: 203-788-1347

Address: 202 Palmetto Lane, West Palm Beach, FL 33405

Email: tom.sturges21@gmail.com

APPLICANT/AUTHORIZED AGENT:

Name: Tom Sturges Phone: 203-788-1347

Address: 117 Peaceable Ridge Road, Ridgefield, CT 06877

Email: tom.sturges21@gmail.com

CONSULTANTS: (*Please provide, if applicable*)

Engineer: CCA, a Division of Haley Ward Phone: 203-775-6207

Address: 40 Old New Milford Road, Brookfield, CT 06804 Email: ssullivan@haleyward.com

Soil Scientist: Mary Jaehnig Phone: 203-431-8113

Address: 17 Fairfield Avenue, Ridgefield, CT 06877 Email: jaehnig@sbcglobal.net

Legal Counsel: _____ Phone: _____

Address: _____ Email: _____

Surveyor: CCA, a Division of Haley Ward Phone: 203-775-6207

Address: 40 Old New Milford Road,
Brookfield, CT 06804 Email: ssullivan@haleyward.com

PROPERTY INFORMATION

Property Address: 20 Katydid Lane

Existing Conditions (*Describe existing property and structures*): Undeveloped lot.

Provide a detailed description and purpose of proposed activity (*attach sheet with additional information if needed*): Construct a single family residence, driveway, pool, septic system, stormwater management and a well.

Is this property within a subdivision (*circle*): Yes or No
Square feet of proposed impervious surfaces (*roads, buildings, parking, etc.*): 8,733 S.F.

Subject property to be affected by proposed activity contains:

- | | |
|--|--|
| <input checked="" 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:
1,305 c.y. cut, 2,705 c.y. fill - clean common fill, topsoil, septic fill, driveway processed gravel

Description, work sequence, and duration of activities:
See Septic System Design Plan and Stormwater Management Plan.

Describe alternatives considered and why the proposal described herein was chosen:
The lot is undeveloped and was desinged to keep activity outside of the 100-foot regulated area.

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: Yes-See attached letter

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:

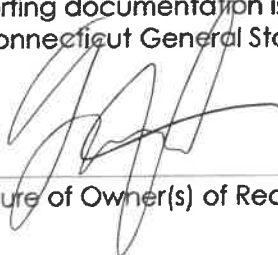
George S. Logan, Director – Environmental Management
Aquarion Water Company
714 Black Rock Turnpike
Easton, CT 06612

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.



March 3, 2026

Signature of Owner(s) of Record

Date

Signature of Authorized Agent

Date

FOR OFFICE USE ONLY

Administrative Approval

Initials

Date

February 27, 2026

Wetland Delineation Report

20 Katydid Lane
Weston, Connecticut

Introduction:

A wetland delineation was conducted at 80 Katydid Lane on February 20, 2026 by Mary Jaehnig, soil scientist. The site is an undeveloped building lot on an accessway to the west of Katydid Lane.

The topography descends to the west and the majority of the lot is gently rolling with steeper slopes along the eastern edge. There was snow cover at the time of the field visit but the soils were not frozen. Soil samples were obtained in the area of the wetland and sporadically across the site.

The edge of wetland was flagged in the field using chronologically labeled pink ribbon from 1 to 4. The flagging is substantially the same as that done by soil scientist Otto Theall in 2017.

The Inland Wetlands and Watercourses Act (Connecticut General Statutes 22a-38) defines inland wetlands as “land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain.” Watercourses are defined in the act 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.” The act defines intermittent watercourses as having 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.

PFIZER – JÄHNIG
ENVIRONMENTAL CONSULTING

Soils:

Soil samples were obtained using an auger. Features noted include color, texture and depth to wetland indicators. Soils were classified according to guidelines established by the USDA NRCS.

The upland soils on site consist of Paxton fine sandy loam, sloping, in the far eastern portion and Charlton fine sandy loam over most of the property.

Paxton fine sandy loam is deep and well drained. The substratum is firm. The depth to bedrock usually exceeds 5 feet below grade and the depth to the water table usually exceeds 6 feet below grade.

Charlton fine sandy loam is deep, well drained and formed in glacial till with a loose substratum. The depth to bedrock usually exceeds 5 feet below grade and the depth to the water table usually exceeds 6 feet below grade. Stones encountered within the profile are rounded.

The wetland soil is Ridgebury, Leicester and Whitman, extremely stony loam. This unit is deep, poorly and very poorly drained and formed in glacial till. The water table is close to the surface from late fall into early spring. Stones and boulders occur on the surface.

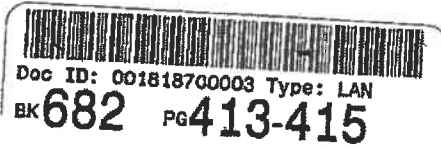
The wetland continues to the west across the stonewall as part of the floodplain to Davidge Brook.

Submitted by,



Mary Jaehnig
soil scientist

Record and return to:
Bob Jewell, Esq.
Donnelly, McNamara & Gustafson, P.C.
150 Danbury Rd,
Ridgefield, CT 06877



3/82

EXECUTOR'S DEED

I, **ROBERT P. TURNER, JR.**, duly qualified and authorized executor of the last will and testament of **ROBERT P. TURNER** late of Weston, Connecticut, for the consideration of **THREE HUNDRED FORTY-NINE THOUSAND FOUR HUNDRED FORTY AND 00/100 DOLLARS (\$349,440.00)** paid, grant to **20 KATYDID LLC**, a Florida limited liability company, **WITH EXECUTOR'S COVENANTS.**

ALL THAT CERTAIN piece, parcel or tract of land, with the buildings and improvements thereon, situated in the Town of Weston, County of Fairfield and State of Connecticut and being more particularly in Schedule A which is attached hereto and made a part hereof.

Commonly known as: 20 Katydid Lane, Weston, Connecticut

SIGNATURE PAGE FOLLOWS

Robert P. Gustafson 60
TOWN OF WESTON TAX \$ 873.
CONVEYANCE TAX RECEIVED 80
STATE OF CT TAX \$ 2,620.

SCHEDULE A

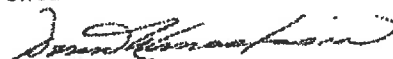
ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereto, situated in the Town of Weston, County of Fairfield and State of Connecticut, being shown and designated as "Plot A-2" on that certain map entitled, "Property Subdivision Depicting First Division of Property Prepared for Robert P. Turner, Weston, Connecticut, Scale: 1"=30' May 15, 2017, William W. Seymour & Associates, P.C.", on file in the Office of the Weston Town Clerk as Map No. 3853, reference to such map being hereby made and had for a more particular description hereof.

TOGETHER WITH a right of way, for all lawful purposes, including public utilities to pass and repass, in common with others to whom a similar right has been or may hereafter be granted over that certain private road known as Katydid Lane, running from the public highway known as Steep Hill Road, in a general northerly direction from Steep Hill Road.

Said Premises are subject to:

1. Limitations of use imposed by governmental authority.
2. Taxes to the Town of Weston hereafter due and payable.
3. Grant in favor of The Connecticut Light and Power Company dated May 22, 1951 and recorded in Volume 46 at Page 423 of the Weston Land Records.
4. Right of way and conditions as set forth in a deed dated October 26, 1954 and recorded in Volume 50 at Page 524 of the Weston Land Records.
5. Release of Restrictions dated January 25, 1964 and recorded in Volume 64 at Page 8 of the Weston Land Records.
6. Notice by the Town of Weston, Planning and Zoning Commission dated March 6, 1958 and recorded in Volume 121 at Page 649 of the Weston Land Records.
7. Zoning Setback Lines, right of way, notes, facts and conditions as shown on Map Nos. 3853 and 3854 on file in the Office of the Weston Town Clerk.
8. Rights and easements of others in and to Kaytdid Lane, so-called.

Received for Record at WESTON, CT
On 08/12/2025 At 10:07:00 am



COPY

Record and Return to:

DONNELLY, MCNAMARA, GUSTAFSON, JEWELL & SCHNEIDER
150 DANBURY ROAD SUITE 101
RIDGEBFIELD, CT 06877

DRIVEWAY AND UTILITY EASEMENT

THIS EASEMENT is dated as of February 26, 2026 and is by 16 KATYDID LLC, a Florida limited liability company, having an office at 202 Palmetto Lane, West Palm Beach, Florida 33405 (hereinafter the "Grantor") in favor of 20 KATYDID LLC, a Florida limited liability company, having an office at 202 Palmetto Lane, West Palm Beach, Florida 33405 their successors and assigns (hereinafter the "Grantees").

WITNESSETH

WHEREAS, the Grantor is the owner of the real property and improvements located at 16 Katydid Lane, Weston, Connecticut and the Grantee is the owner of the adjacent parcel of real property and improvements located at 20 Katydid Lane, Weston, Connecticut, both as described more particularly in Schedule "A" attached hereto and made part hereof; and

WHEREAS, due to the topography of the subject properties, the Grantee needs to relocate a portion of the driveway that provides access to Katydid Lane over a portion of Grantor's property; and

WHEREAS, Grantor has agreed to grant an easement to allow the relocation of Grantee's driveway, including the right to install and maintain utilities and grading;

NOW THEREFORE, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors hereby grant the following easement to the Grantee:

1. **Grant of Easement.** The Grantor grants an easement over that area shown as "Proposed Driveway and Utility Easement & Right to Grade in Favor of MBLU 20-2-74, 1,802 S.F." as shown on that certain Map entitled "EASEMENT MAP PREPARED FOR TOM STURGES MBLU-2-44 16 KATYDID LANE WESTON, CONNECTICUT" prepared by CCA dated 02/13/2026 and Certified "Substantially Correct" by Douglas S. Belknap, L.S., CT Reg. No. 70505, which Map is on file in the Weston Land Records a Map No. _____.

2. **Scope of Easement.** The scope of this Easement is for all lawful purposes, including ingress and egress and the construction and maintenance of a driveway, installation and maintenance of utilities and grading as may be necessary for the construction and maintenance of said driveway and including drainage and snow removal from said driveway as may naturally occur outside the easement area.

3. No motor vehicles shall be stored or parked in the easement area except in the event of emergency and then only for the duration of such emergency.

4. By acceptance hereof, the Grantees agree for themselves, their heirs, successors and assigns to hold the Grantor, its heirs, successors and assigns harmless and indemnify the Grantor from any loss or damage that may arise from the Grantees' use of the easement area or the use by any agents or invitees.

5. This Easement shall run with the land and be binding on the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, we have hereunto set our/its hand(s) and seal(s) on this 26th day of February, 2026.

Signed, Sealed and Delivered
In the presence of:


S. CHRIS PAYNE (witness)


ROBERT R. JEWELL (witness)


S. CHRIS PAYNE (witness)


ROBERT R. JEWELL (witness)

16 KATYDID LLC

by 
Name:
Title:


20 KATYDID LLC

by 
Name:
Title:

STATE OF CONNECTICUT)
)
COUNTY OF FAIRFIELD)

ss. Ridgefield February 26, 2026

Personally appeared Jane Fensterstock, Member of 16 KATYDID LLC, a limited liability company, signer and sealer of the foregoing instrument, and acknowledged the same to be his/her free act and deed in said capacity, before me,

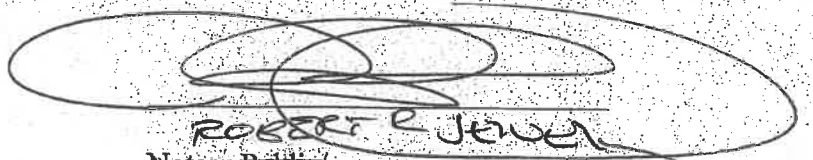


~~Notary Public/
Commissioner of the Superior Court
My Commission expires:~~

STATE OF CONNECTICUT)
)
COUNTY OF FAIRFIELD)

ss. Ridgefield February 26, 2026

Personally appeared Jane Fensterstock, Member of 20 KATYDID LLC, a limited liability company, signer and sealer of the foregoing instrument, and acknowledged the same to be his/her free act and deed in said capacity, before me,



~~Notary Public/
Commissioner of the Superior Court
My Commission expires:~~

SCHEDULE "A"

16 Katydid Lane, Weston, Connecticut.

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereto, situated in the Town of Weston, County of Fairfield and State of Connecticut, being shown and designated as "Plot A-1" on that certain map entitled, "Property Subdivision Depicting First Division of Property Prepared for Robert P. Turner, Weston, Connecticut, Scale: 1"=30' May 15, 2017, William W. Seymour & Associates, P.C.", on file in the Office of the Weston Town Clerk as Map No. 3853, reference to such map being hereby made and had for a more particular description hereof.

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FURTHER TOGETHER WITH a right of way running from Katydid Lane in a general northwesterly direction across the northeasterly corner of land now or formerly of Gladys Clarke, as set forth in a deed dated October 23, 1957 and recorded in Volume 51 at Page 440 of the Weston Land Records.

20 Katydid Lane, Weston, Connecticut

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereto, situated in the Town of Weston, County of Fairfield and State of Connecticut, being shown and designated as "Plot A-2" on that certain map entitled, "Property Subdivision Depicting First Division of Property Prepared for Robert P. Turner, Weston, Connecticut, Scale: 1"=30' May 15, 2017, William W. Seymour & Associates, P.C.", on file in the Office of the Weston Town Clerk as Map No. 3853, reference to such map being hereby made and had for a more particular description hereof.

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TOWN OF WESTON, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
20 2 36	23 KATYDID LANE	ANDERSON DAVID B & OSHEA COLEEN	23 KATYDID LA	WESTON	CT	06883-0000
20 2 42	12 KATYDID LANE	12 KATYDID LLC	202 PALMETTO LANE	WEST PALM BEACH	FL	33405-0000
20 2 51	331 GOODHILL ROAD	SAVARD ERICA BACLAWSKI & NICHOLAS H	331 GOODHILL ROAD	WESTON	CT	06883-0000
20 2 40	80 STEEPHILL ROAD	GOSSE VAN ERBEN TR	80 STEEPHILL ROAD	WESTON	CT	06883-0000
24 2 3	329 GOODHILL ROAD	LOMBARDI ALBERT & JESSICA	329 GOODHILL RD	WESTON	CT	06883-0000
20 2 49	343 GOODHILL ROAD	KELLY JENNIFER	343 GOODHILL ROAD	WESTON	CT	06883-0000
20 2 48+50	341 GOODHILL ROAD	TERZIAN NUBAR M+MARGUERITE	341 GOODHILL RD	WESTON	CT	06883-0000
20 2 44	16 KATYDID LANE	16 KATYDID LLC	202 PALMETTO LANE	WEST PALM BEACH	FL	33405-0000
20 2 74	20 KATYDID LANE	20 KATYDID LLC	202 PALMETTO LANE	WEST PALM BEACH	FL	33405-0000
20 2 45	26 KATYDID LANE	WEYRAUCH JOHN S & ELLEN R	26 KATYDID LANE	WESTON	CT	06883-0000

PAID
DEC 04 2025

ASPETUCK
HEALTH DISTRICT



**ASPETUCK
HEALTH DISTRICT**

Aspetuck Health District 180 Bayberry Lane Westport, Connecticut 06880
T: 203.227.9571 F: 203.221.7199 W: www.aspetuckhd.org

APPLICATION FOR A NEW HOUSE

Fee \$310.00
Non-refundable

DATE: 12-4-25 OWNER'S NAME: JANE FENTER STOCK

PROPERTY ADDRESS: 20 KATHIA LANE WESTON TEL. NO: 203-788-4657
STREET TOWN ZIP

NEW HOUSE: No. of Bedrooms 5 No. of Bathrooms: 4

Finished Basement: Yes No Finished Attic: Yes No
Proposed Tubs more than 99 gallons: Yes No

WATER SUPPLY: Public Water Yes No
Private Well Yes No

Footing drains required: Yes No Water treatment Proposed: Yes No
Lawn irrigation Proposed: Yes No Geothermal wells proposed: Yes No

Septic System Design Engineer: CCA ENGINEERS

Proposed Septic System: 1250 Tank Size 70' MANTIS YARD FILTERS Leaching

OWNER OR DULY AUTHORIZED REPRESENTATIVE (PRINT) DOUG MACMILLAN

Signed:  Date: 12-4-25
Owner or Duly Authorized Representative

Contact Telephone No: 203-788-4657 Contact Email: MACARON@SNET.NET

AHD REMARKS:

CONDITIONS:

APPROVED:  Date: 1/27/26

Septic As-built received: YES NO Date: _____
Well Water approved: YES NO Date: _____
Well completion report received YES NO Date: _____

FINAL INSPECTION: _____ Date: _____
SANITARIAN

FINAL REMARKS:

PAID



DEC 04 2025

PAID

APPLICATION TO CONSTRUCT, ALTER OR REPAIR A SEWAGE DISPOSAL SYSTEM

DEC 11 4 2025

HEALTH DISTRICT

ASPETUCK HEALTH DISTRICT

Type of Application

NEW \$535 [X] B100a REVIEW \$200 [] REPAIR/ALTERATION W/LEACHING \$410 []
REPAIR/ALTERATION TANK ONLY \$260 [] REVISION [] DATE: _____

Fees are non-refundable/non-transferrable

3 Detailed scaled plans must be submitted with this application. 2 Detailed scaled plans for B100 only.
Data acceptable with the Director of Health must be on file at the Health District.

Installer: [] Professional Engineer: [X] Plan Prepared By: CCA ENGINEERS

Location:

20 KATYDID LANE 20-2-74 WESTON
Street Address Lot Number Town
20 KATYDID LANE 202 PALMETTO LANE 203-708-1347 Tom. Stulze [X]
Owner Owner's Address Phone: Email Gmail.com
Douch MAZMILIAN

Print Name of owner or authorized agent Signature of owner or authorized agent Date

RESIDENTIAL STRUCTURE
Age of Structure: NEW
of Bedrooms: 5
Tubs >99 gal. overflow: 0
Garbage Disposal: Y/N
Water treatment softener/filter: Y/N
Water Supply: Well Y/N Public Y/N
Fixture in basement: Y/N
Other: _____

NON-RESIDENTIAL STRUCTURE
Type (store, office, etc.): _____
Design Criteria: _____
LOT
Part of subdivision: Y/N
Subdivision Name: _____
Lot size: _____
Approval Date: _____

Public sewer access: Y/N
Wetlands: Y/N
Footing drains: Y/N
Curtain drains: Y/N
Stormwater drywell: Y/N

System consists of: 1250 and 70 L.F MARTIS YARD FILTER
Tank Size/Pump Chamber Leaching Area: Description/Lineal Ft./Sq. Ft.

Licensed Installer: NOT SELECTED
Print Name Signature License #

For Health District Use Only-Do Not Write Below This Line
Plan Reviewed By: Zub Decal Sanitarian Signature: _____ Date Approved: 1/27/26

Restrictive Layer: 36 inches MLSS: 70 feet Perc. Rate: 1/10 1/20 1/30 1/45 1/60

Documents Needed to Issue Permit to Discharge: [X] [] [] [] []

Table with columns: Date Received, Initials. Rows: Sieve Analysis Y/N, Fill Perc. Rate Y/N, As-Built of System Y/N, Engineer's Approval Y/N, Well Permit Y/N, Well Completion Report Y/N, Water Analysis Y/N

Conditions:
- See permit to construct

Approval to construct: Y N Date: _____