TOWN of WESTON, CONNECTICUT

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: 47 Old Stagecoach Road

Assessor's Map # 18 **Block #** 3 **Lot #** 20

PROJECT DESCRIPTION *(general purpose)* Proposed Construction of a detached garage with storage on the second floor. Installation of plantings and underground storm water system.

Total Acres 2.6 Total Acres of Wetlands and Watercourses 1,367 sf = 0.314 acres

Acreage of Wetlands and Watercourses Altered 0 Upland Area Altered 6,060sf=0.139ac

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: Steven J. and Caroline A. Schottmuller Phone: 917-440-4335

Address: 47 Old Stagecoach Road, Weston, CT

Email: SSchottmuller@gmail.com

APPLICANT/AUTHORIZED AGENT:

Name: PeakEngineers, LLC Phone: 203-834-0588

Address: PO BOX 312, Georgetown,CT 06829, Office:4 Old Mill Road, Redding, CT 06896

Email: TQuinn@PeakEngineersLLC.com

CONSULTANTS: *(Please provide, if applicable)*

Engineer: Peak Engineers, LLC Phone: 203-834-0588

Address: PO BOX 312, Georgetown, CT 06829 Email: TQuinn@PeakEngineersLLC.com

Soil Scientist: Phizer-Jahnig, Environmental Consulting Phone: 203-431-8113

Address: 17 Farview Rd, Ridgefield, Ct 06870 Email: MaryJaehnigSoils@gmail.com

Legal Counsel: _____ Phone: _____

Address: _____ Email: _____

Surveyor: Lewis Associates Phone: 203-261-8648

Address: 260 Main St, Monroe, Ct Email: TLewis@LewisAssociates.net

PROPERTY INFORMATION

Property Address: 47 Old Stagecoach

Existing Conditions *(Describe existing property and structures)*: Single family residence

the property slopes south to north with surface water entering a small delineated wetlands

Provide a detailed description and purpose of proposed activity *(attach sheet with additional information if needed)*: Proposed detached garage with storage space above. The garage is proposed in an existing meadow field. An infiltration system is proposed for roof drains.

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

Square feet of proposed impervious surfaces *(roads, buildings, parking, etc.)*: 1,031 sf, new

Subject property to be affected by proposed activity contains:

- [X] wetlands soils
- [ ] swamp
- [ ] floodplain
- [ ] marsh
- [ ] bog
- [ ] lake or pond
- [ ] stream or river
- [ ] other _____

The proposed activity will involve the following within wetlands, watercourse, and/or review area:

- [X] Alteration
- [ ] Discharge to
- [X] Removal of Materials
- [X] Construction
- [ ] Discharge from
- [X] Deposition of Materials
- [ ] Pollution
- [ ] Bridge or Culvert
- [ ] Other_____

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

The work will require excavation of approx. 124 cy's of soil of which 20 cy's will remain on the site and the remainder will be removed from the site.

Description, work sequence, and duration of activities:

Construction sequence is included on the Drainage Plan. The proposed work will begin immediately following town permitting. Approx, 4 weeks will be required for the earth disturbance, total work time 4 months.

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

The applicable building setback lines severely limit any alternative garage location.

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: _____

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 Statues for knowingly providing false or misleading information.

S. Schottmuller — 3/16/26

Signature of Owner(s) of Record — Date

Caroline Schottmuller — 3/16/26

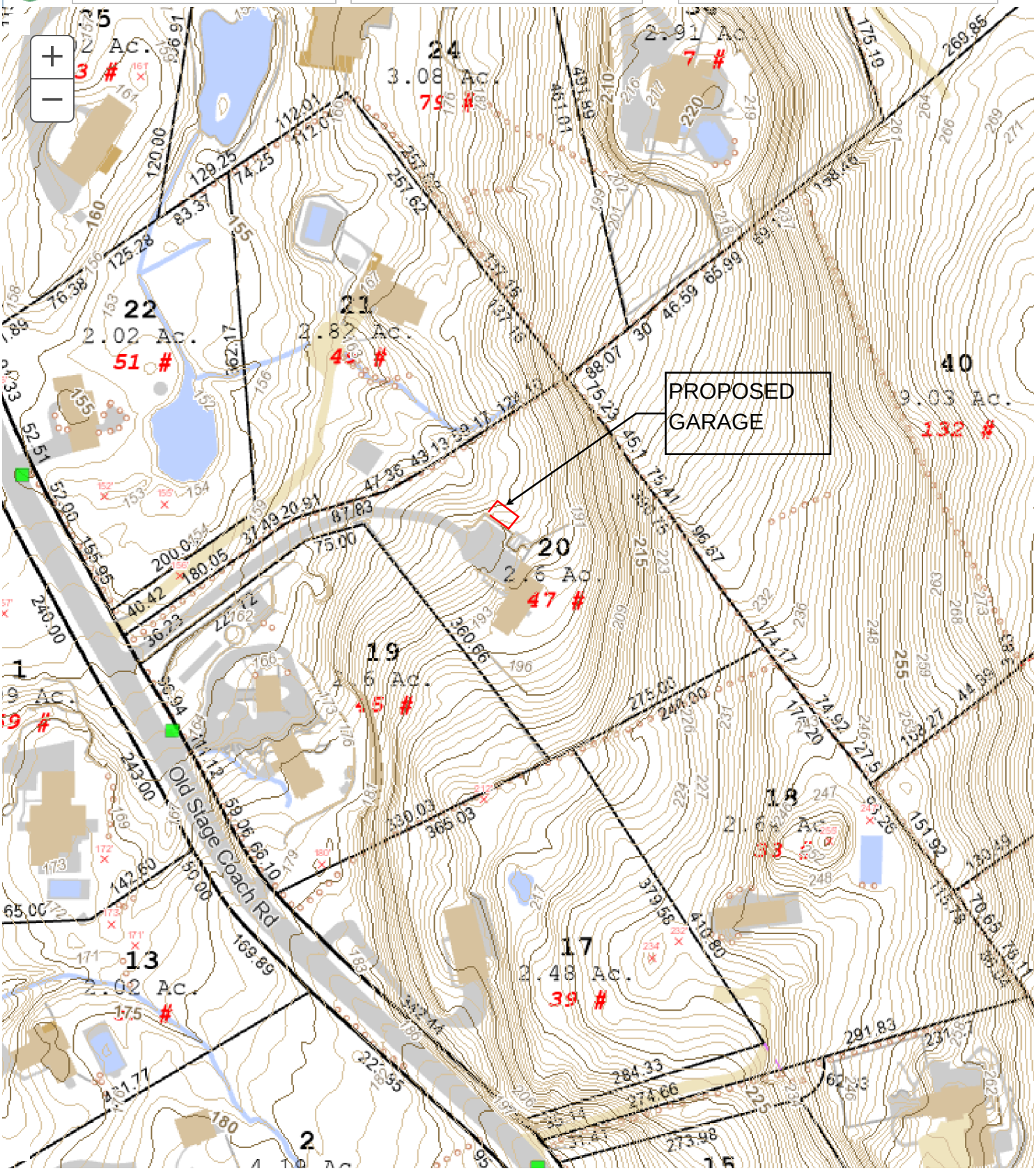
Signature of Authorized Agent — Date

FOR OFFICE USE ONLY

Administrative Approval

Initials — Date

Full | Sales Info | Base Maps / Air Photos | Map Layer



Full Extent | Zoom In | Zoom Out | Prev Extent | Next Extent | Pan | **Parcel Information** | Simple M

MapXpress v1.5

Environmental Land Solutions, LLC

Landscape Architecture & Environmental Planning
8 Knight Street, Suite 203, Norwalk, CT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836

March 11, 2026

Weston Conservation Commission
Weston Town Hall Annex
24 School Road.
Weston, CT 06883

Re: Environmental Narrative - Proposed Detached Garage
47 Stage Coach Road, Weston, CT

Dear Commission Members:

Steve Schottmuller, owner of the above referenced property, is proposing to construct a detached garage on the existing residentially developed site. A wetland was recently flagged on the site by Pfizer-Jaehnig Environmental Consulting. The proposed garage and associated site work are located outside of the site's wetland area, but within the wetland's 100' upland review area (URA) and a permit from your Commission is required for the proposed work.

Environmental Land Solutions, LLC (ELS) has been retained by the property owner to prepare this site narrative which describes the project with emphasis placed on inland wetland and watercourse resources, their functions and potential development-related impacts to these regulated areas. This report also describes proposed measures designed to minimize development-related impacts to regulated areas and to enhance the site's overall environmental value. To complete this task, ELS reviewed the site plans prepared by Peak Engineers, LLC, dated March 11, 2026, and visited the site on January 16 and January 22, 2026.

EXISTING CONDITIONS

The subject 2.6± acre rear lot, is located on the east side of Old Stage Coach Road. The surrounding properties are developed with single family dwellings. The site is developed with a single-family house. The topography on the site is steeply sloping from a high point in the southeast corner (el. 325'±) down to the northwest corner (el. 170'±) of the site. Most of the site is maintained as lawn with the exceptions of, the southeast corner that is naturalized woods, the northeastern corner that has a meadow grass cover, and the south-central area that has several lager trees and a small low point that has been flagged as a wetland.

Wetlands and Watercourses

An off-site wetland extends slightly (totaling 1300± sf) into the north-central area of the site. The wetland area was delineated by Mary Jaehnig, Soil Scientist, on October 14, 2025.

Wetland soils are identified as Ridgebury, Leicester and Whitman. Refer to the soil report for additional information. The plants within the wetland 3 Sugar Maples, one Hemlock, an understory of Spicebush, with a ground layer of leaf litter, Ferns, Sedges and Japanese Stilt Grass. The wetland includes groups of Japanese Barberry in the understory. Maintained lawn extends to the western edge of the wetland with a meadow condition to the south and east. The wetland is at a low point on the site that collected runoff from the site and slope to the east. The area has also been utilized as a deposit area for leaf and landscape debris. The wetland collects surface and groundwater that is released through the existing boundary wall to a swale on the adjoining property to the north. Shallow ponding occurs on the neighboring property. An off- site swale within the wetland brings surface flows through two small ponds and eventual discharges to the Saugatuck River to the west.

Wetlands Functions

Based upon personal experience and the publication entitled "The Highway Methodology Workbook *Supplement*, Wetland Functions and Values, *A Descriptive Approach*," prepared by the US Army Corps of Engineers, NEDEP-360-1-30a, September 1999, the primary functions that can be attributed to the site's wetlands include the conveyance of surface water, groundwater infiltration and discharge, sediment retention within the channel, nutrient removal by plant uptake, and provides nesting and food sources for wildlife.

Wildlife

Due to the sloping nature of the onsite wetland, small size and absence of water ponding, the site does not provide significant habitat for any wetland dependent wildlife species. A review of the online CT DEEP NDDB map (December 2025) indicates that the site lies outside of any delineated "State and Federal Listed Species & Significant Natural Communities" area. In addition, ELS staff observed no species of special concern, threatened species, or endangered species on or near the site during the site visits.

PROPOSED CONDITIONS

The site plans proposed a detached 3-bay garage north of the existing paved driveway within a meadow area. The new garage will be 24'± from the flagged wetland at its closest point. Associated site work will be within the 100' upland review and include:

1. The building foundation.

2. The installation of an infiltrator/level spreader to collect and capture impervious surface runoff.

3. The burying of overhead power lines,

4. A generous replanting of the buffer where woody plants are absent.

No woody plants will be removed for this project. The garage will be constructed at the

elevation of the driveway. The building is to be construction with a slab on grade and not include footing drains. The north side of the building will meet existing grades, with no measurable grade change or filling.

The proposed drainage system will capture and infiltrate the runoff from new impervious areas. New impervious surfaces are reported to be 700+/- sf. The drainage system design is proposed to treat and attenuate stormwater runoff associated with the increase in site coverage of impervious surfaces. This will be accomplished by using underground drainage structures that will infiltrate stormwater runoff into the ground which will recharge groundwater and reduce thermal pollution and removing nutrients from stormwater runoff by plant uptake. Existing drainage patterns based on the proposed site grading and development improvements will be maintained.

An expanded and enhanced wetland buffer is proposed with the garage. The planting plan will provide the following measures. Refer to Buffer Planting Plan, prepared by ELS.

1. Removal of leaf and landscape debris from the wetland and immediate adjoining methods.

2. Remove landscape debris piles and Japanese Barberry in the wetlands.

3. Planting 11 native trees (2 shade trees, 6 understory trees, 3 evergreen trees).

4. Planting 27 native shrubs.

5. Remove 3450± sf of existing lawn by planting native plants along the driveway.

To reinforce the vegetated buffer, some of the existing surface boulders will be moved to the new planted edge. The new buffer along the driveway will replace the existing lawn which extends up to the wetland, with native trees, shrubs and groundcovers. Disturbed soil areas will be seeded with a native seed mix.

During construction erosion controls are proposed throughout the construction period to prevent disturbed soils from migrating out of the construction areas. A double line of silt fence has been proposed and complies with the town standards.

POTENTIAL IMPACTS TO WETLANDS

The project proposes no direct impacts to inland wetlands, and no removal of woody vegetation. During construction properly installed and maintained erosion controls, with a double silt fence row, will be located at the existing tree line a minimum of 10' from the wetland, that will provide protection from siltation to wetlands during the construction period. Following the installation of the foundation the area will be back filled and stabilized with seed.

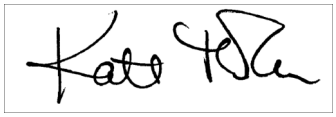
The infiltrators are proposed to minimize impacts from new impervious surfaces. The

proposed buffer planting will expand and enhance a wooded buffer to the wetlands. Based on proper implementation of these Best Management Practices, no adverse impacts to inland wetlands and watercourses functions are anticipated from the project.

SUMMARY

The project proposes a detached garage within the 100' upland review area. Locations for the garage are limited due to building setbacks and slopes. The existing wooded buffer will remain and be enhanced and expanded. The proposed building includes site drainage, mitigation plantings, erosion controls, and a boulder demarcation feature. Together these features will ensure that there will be no significant adverse indirect impacts to regulated areas. The project provides an acceptable way to develop the site without adversely impacting inland wetlands and watercourses and is consistent with the neighborhood.

Sincerely,



Kate Throckmorton, ASLA
Landscape Architect
Certified Professional in Erosion and Sediment Control
Old Stage Coach 47-weston ea2026.wpd

PFIZER – JÄHNIG
ENVIRONMENTAL CONSULTING

October 26, 2025

Wetland Delineation Report
47 Old Stagecoach Road
Weston, Connecticut

Introduction:
A wetland delineation was conducted at 47 Old Stagecoach Road on October 14, 2025 by Mary Jaehnig, soil scientist.

The property is located to the east of Old Stagecoach Road and supports a single family dwelling. The topography descends from south to north. A wetland pocket is located along a portion of the northern property line. The edge of the wetland was flagged in the field using chronologically labeled pink ribbon from 1 to 8.

Flow from this wetland enters an adjoining wetland on the property to the north. The site is within the watershed to the Saugatuck River.

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.

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.

17 FAIRVIEW AVE. **RIDGEFIELD, CT 06877** **TEL. (203) 431-8113**
MaryJaehnigSoils@gmail.com

The upland soil is Charlton fine sandy loam, extremely stony. This unit 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 occur on the surface.

The wetland soil is Ridgebury, Leicester and Whitman, extremely stony. This unit is deep, poorly and very poorly drained and formed in glacial till with a firm substratum. The water table is located close to the surface from late fall into early spring. Stones cover portions of the surface.

Submitted by,

Mary Jaehnig
soil scientist

17 FAIRVIEW AVE. **RIDGEFIELD, CT 06877** **TEL. (203) 431-8113**
MaryJaehnigSoils@gmail.com

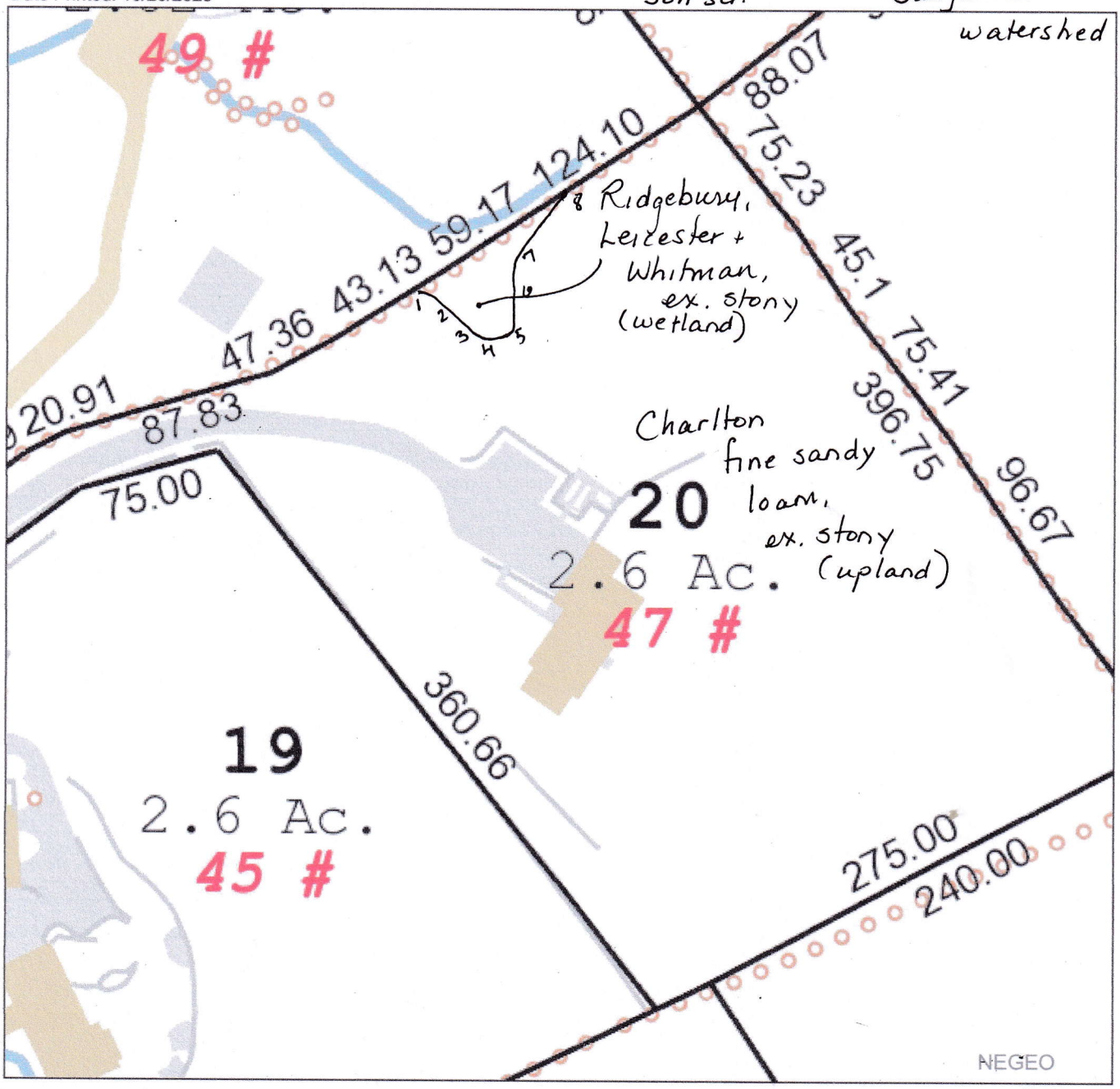
Town of Weston

Geographic Information System (GIS)

47 Old Stagecoach Road
Wetlands flagged
October 14, 2025 Mary Jaehnig soil sci.

Date Printed: 10/26/2025

Saugatuck River watershed



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Weston and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 75 feet

0 75 Feet

N W E S