



**TOWN OF WESTPORT  
CONSERVATION DEPARTMENT**  
TOWN HALL - 110 MYRTLE AVENUE  
WESTPORT, CT 06880  
P 203.341.1170 F 203.341.1088

<b>FOR OFFICE USE ONLY</b>	
File #	_____
Date Filed:	_____
Class:	_____
Fee: \$	_____
Date Rec'd:	_____
<input type="checkbox"/> Cash <input type="checkbox"/> Check #	_____
Final Inspection:	Y / N
As-built Required:	Y / N

**APPLICATION  
WESTPORT CONSERVATION DEPARTMENT**

PROJECT LOCATION: 128 Bayberry Lane  
 ASSESSOR'S MAP # G13 TAX LOT # 020 ZONING DISTRICT AAA

APPLICANT OR AGENT	NAME	OWNER
<u>John F. Fallon, Esq.</u>	<u>Estate of James S. and Dina Belta, Connie Caruso, Executor</u>	
<u>53 Sherman St</u>	<u>ADDRESS</u>	<u>128 Bayberry Lane</u>
<u>Fairfield, CT 06824</u>		<u>Westport, CT 06880</u>
<u>203-256-3247</u>	<u>(H) PHONE (H)</u>	
<u>jffallon@snet.net</u>	<u>(W) PHONE (W)</u>	<u>203-984-2416</u>
	<u>E-MAIL</u>	<u>jbelta@aol.com</u>

EXISTING CONDITIONS (Describe existing property and structures): Existing Farm containing two residential structures, three green houses and several outbuildings. Total property acreage is 23+/- acres, consisting of farmland, woodland and wetlands associated with Muddy Brook

PROJECT DESCRIPTION/PURPOSE (Describe the proposed activity): Proposed "Open Space Subdivision" consisting of 9 residential lots, two of which to be retained by the Belta family. Lots to be accessed by 960 ft long, 22 ft wide dead end road with underground utilities, and stormwater mgt system. Each lot served by private septic system and public water supply.

I hereby depose and say that all statements contained herein and all exhibits attached hereto are true and binding to the best of my knowledge:

ESTATE OF JAMES S. & DINA BELTA, CONNIE CARUSO, EXECUTOR  
John F. Fallon (Signature of Applicant) MAY 12, 2020 (Date)

BY: JOHN F. FALLON, ESQ., AGENT AND DULY AUTHORIZED  
 The act of applying to the Conservation Commission and/or Department implies consent to the proposed activity, and grants permission to the Conservation Commission/Department and its agents to inspect the property herein described for the purpose of resource inventory, impact analysis, and compliance investigation at any time beginning on the date of the application filing, and extending through the pendency of any permit issued, or in the event of permit denial, for the purpose of compliance control.

ESTATE OF JAMES S. & DINA BELTA, CONNIE CARUSO, EXECUTOR  
John F. Fallon (Signature of Property Owner) MAY 12, 2020 (Date)

BY: JOHN F. FALLON, ESQ., AGENT AND DULY AUTHORIZED





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**CERTIFICATES OF MAILING REQUIRED - PUBLIC ACT 06-80**

Pursuant to Public Act 06-80 all Inland Wetland and Watercourse applications requiring a Public Hearing submitted after October 1, 2006 are required to have submitted a Certificate of Mailing as proof that notice of the meeting was sent to all property owners who are required by our regulations to receive notice. This is not to be confused with a certified mailing.

As part of our procedures, please:

- Complete the Certificate of Mailing form with each name and address for each envelope.
- Bring form and envelopes to the Post Office and request a “Certificate of Mailing”.
- Bring stamped form from the Post Office back to the Conservation Department.

The stamped Certificate of Mailing must be received in the Conservation Department on the same day as the Inland Wetland and Watercourse Application is submitted



# NOTICE LETTER

Date: \_\_\_\_\_

To whom it may concern:

Notice is hereby given that The Estate of Dina M. and James S. Belta has submitted an application to the: (Applicant's full name)

- Westport Conservation Commission  
 Flood and Erosion Control Board for a regulated activity  
(Check one or both)

for the property identified as 128 Bayberry Lane G13/020/000  
(Street Address / Tax Map # / Lot #)

It is anticipated that this application will be heard at:

- The Flood and Erosion Control Board's hearing on \_\_\_\_\_  
 The Conservation Commission's hearing on \_\_\_\_\_

Proposed Activity:

9 lot Open Space Residential Subdivision with 960 ft long by 22 ft wide roadway with cul-de-sac and stormwater management system.

\_\_\_\_\_  
(Applicant's Signature)

\_\_\_\_\_  
(Date)

A Legal Notice of the Public Hearing for the application will be published twice in the Westport News.

To view the details concerning this Application, please visit the Conservation Department office in Room 205 or the Engineering Department office in Room 210 at Town Hall, 110 Myrtle Avenue, Westport, CT 06880 between the hours of 8:30 am – 4:00 pm Monday through Friday.

If you wish to receive copies of all Town legal notices and meeting agendas by e-mail, please follow these directions:

1. Go to [www.westportct.gov](http://www.westportct.gov)
2. Click on "**Subscribe**" under Popular Services
3. Enter your e-mail and name
4. Under "**Calendar**" click on each Board/Committee you want to receive an E-mail Notification for.
5. Click "**Submit**" and look for the verification email with link to confirm your subscription.



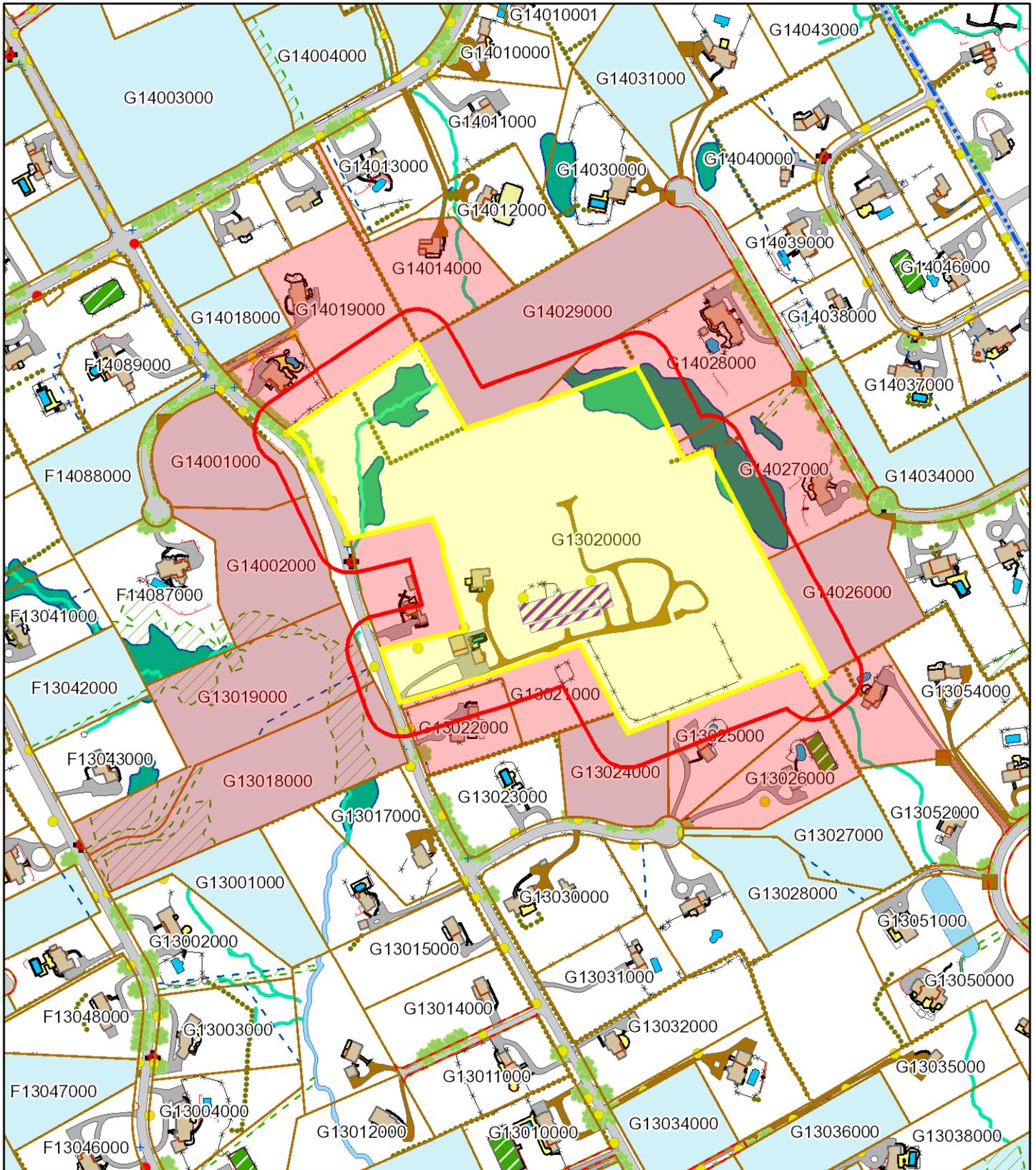
# 128 Bayberry Ln Abutting Properties

Westport, CT

1 inch = 400 Feet



April 29, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# 100 foot Abutters List Report

Westport, CT  
April 29, 2020

## Subject Property:

Parcel Number: G13020000  
CAMA Number: G13020000  
Property Address: 128 BAYBERRY LN

Mailing Address: BELTA DINA M & JAMES S EST OF  
128 BAYBERRY LN  
WESTPORT, CT 6880

## Abutters:

Parcel Number: G13018000  
CAMA Number: G13018000  
Property Address: 21 WOODY LN

Mailing Address: ROBINSON DOUGLAS REVOCABLE  
TRUST  
21 WOODY LN  
WESTPORT, CT 6880

Parcel Number: G13019000  
CAMA Number: G13019000  
Property Address: 19 WOODY LN

Mailing Address: SAWYER ANDREW & KARIN  
19 WOODY LN  
WESTPORT, CT 6880

Parcel Number: G13021000  
CAMA Number: G13021000  
Property Address: 126 BAYBERRY LN

Mailing Address: BELTA DINA M & JAMES S EST OF  
128 BAYBERRY LN  
WESTPORT, CT 6880

Parcel Number: G13022000  
CAMA Number: G13022000  
Property Address: 122 BAYBERRY LN

Mailing Address: SCHWARTZ JEFFREY & JEANNE  
122 BAYBERRY LN  
WESTPORT, CT 6880

Parcel Number: G13024000  
CAMA Number: G13024000  
Property Address: 3 BALDWIN PL

Mailing Address: FABER DANIEL & TALI  
3 BALDWIN PL  
WESTPORT, CT 6880

Parcel Number: G13025000  
CAMA Number: G13025000  
Property Address: 5 BALDWIN PL

Mailing Address: ECKENFELDER JENE  
5 BALDWIN PL  
WESTPORT, CT 6880

Parcel Number: G13026000  
CAMA Number: G13026000  
Property Address: 7 BALDWIN PL

Mailing Address: GANZ VIVIAN H & ANDREW R  
TRUSTEES  
7433 CAMPO FLORIDO  
BOCA RATON, FL 33433

Parcel Number: G13053000  
CAMA Number: G13053000  
Property Address: 12 DAWN DR

Mailing Address: RACE TIMOTHY DODSON & EILEEN  
MARIE  
12 DAWN DR  
WESTPORT, CT 6880

Parcel Number: G14001000  
CAMA Number: G14001000  
Property Address: 1 RODGERS WAY

Mailing Address: ERBLICH CHRISTOPHER TRUSTEE  
1 RODGERS WAY  
WESTPORT, CT 6880

Parcel Number: G14002000  
CAMA Number: G14002000  
Property Address: 3 RODGERS WAY

Mailing Address: BRODY JOHN S & GAYLE A  
3 RODGERS WAY  
WESTPORT, CT 6880



www.cai-tech.com

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# 100 foot Abutters List Report

Westport, CT  
April 29, 2020

Parcel Number: G14014000  
CAMA Number: G14014000  
Property Address: 172 CROSS HWY

Mailing Address: WAMBACH THOMAS H & KAREN E  
172 CROSS HWY  
WESTPORT, CT 6880

Parcel Number: G14019000  
CAMA Number: G14019000  
Property Address: 148 BAYBERRY LN

Mailing Address: CILENTO BRIAN & JANUARY  
148 BAYBERRY LN  
WESTPORT, CT 6880

Parcel Number: G14020000  
CAMA Number: G14020000  
Property Address: 146 BAYBERRY LN

Mailing Address: SICILIANO PHILIP A  
146 BAYBERRY LN  
WESTPORT, CT 6880

Parcel Number: G14021000  
CAMA Number: G14021000  
Property Address: 132 BAYBERRY LN

Mailing Address: FABRO LESLIE F & CHRISTOPHER J  
780 FENCE ROW DR  
FAIRFIELD, CT 6824

Parcel Number: G14026000  
CAMA Number: G14026000  
Property Address: 9 DANIEL CT

Mailing Address: PENNINGTON CHARLES AND ZHANG  
SUSAN  
9 DANIEL CT  
WESTPORT, CT 6880

Parcel Number: G14027000  
CAMA Number: G14027000  
Property Address: 11 DANIEL CT

Mailing Address: LIU ANQI AND YEH JANE  
11 DANIEL CT  
WESTPORT, CT 6880

Parcel Number: G14028000  
CAMA Number: G14028000  
Property Address: 15 DANIEL CT

Mailing Address: MATTERA ANNA M & WALTER J  
TRUSTEES  
15 DANIEL CT  
WESTPORT, CT 6880

Parcel Number: G14029000  
CAMA Number: G14029000  
Property Address: 19 DANIEL CT

Mailing Address: BECKER DOUGLAS A & SHARON  
19 DANIEL CT  
WESTPORT, CT 6880



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Application #: \_\_\_\_\_

**SCHEDULE C: WETLANDS / WATERCOURSES**

**PROJECT ADDRESS:** 128 Bayberry Lane \_\_\_\_\_

Due by 4:00 p.m. on \_\_\_\_\_

1. Pursuant to Section 9.6.2 relating to Soil Sample Data – the applicant/agent is to submit copy of a report by a “soil scientist” duly qualified in accordance with standards set by the U.S. Civil Service Commission, showing soil sample data, soil classifications, and a surveyed delineation of wetland soils as flagged by the scientist, including flag numbers (as requested by agency).
2. Pursuant to Section 9.6.3 relating to Biological Evaluations – the applicant/agent is to submit a list and evaluation of the plant and animal life that may be found within, depend upon, or use the wetlands and watercourses (as requested by agency).
3. Describe the anticipated impacts to wetlands and watercourses that may occur as the result of that portion of your proposal that may be located in wetlands, watercourses or their setbacks.

See Wetlands Evaluation and Impact Assessment Report

4. Describe the mitigation that is being proposed as part of your application in order to minimize disturbance and pollution of wetlands and watercourses, maintain or improve water quality, and prevent destruction of or enhance the natural habitats and functions of the wetlands and watercourses.

See Wetlands Evaluation and Impact Assessment Report

5. List the alternatives to the proposed application that were considered and the reason for their abandonment.

See Wetlands Evaluation and Impact Assessment Report



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Application #: \_\_\_\_\_

**SCHEDULE D: WATERWAY PROTECTION LINES**

**PROJECT ADDRESS:** 128 Bayberry Lane \_\_\_\_\_

Due by 4:00 p.m. on \_\_\_\_\_

1. Explain/submit information showing why/how the proposed activity as located within Waterway Protection Lines will not cause flooding, drainage, erosion and/or related conditions hazardous to life and property and will not have an adverse impact upon the flood-carrying and water-storage capacity of the town's waterways, including but not limited to the impact upon flood heights, hydrological energy flow, maintenance of essential and natural patterns of water circulation, drainage and basin configuration and maintenance of fresh- and saltwater exchange through the placement of culverts, tide gates or other drainage flood-control structures. (sec.148-8)

No activities are proposed within the Waterway Protection Lines.

2. Explain/submit information showing why/how the proposed activity as located within the Waterway Protection Lines will not cause water pollution, erosion and/or environmentally related hazards to life and property and will not have an adverse impact on the preservation of the natural resources and ecosystems of the waterway, including but not limited to impact on ground or surface water, aquifers, plant and aquatic life, nutrient exchange and supply, thermal energy flow, natural pollution filtration and decomposition, habitat diversity, viability and productivity and natural rates and processes or erosion and sedimentation. (sec. 148-9)

No activities are proposed within the Waterway Protection Lines.

3. Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_