

Staff Report
Application #IWW/M 11050-20
13 Boxwood Lane
Prepared September 14, 2020
Public Hearing: September 23, 2020

Application Request: The applicant is requesting to amend wetland map # G14 on Lot #041. Parcel owned by Douglas & Patricia Brill

Soil Scientist for Applicant: Otto Theall, Soil & Wetland Science, LLC

Soil Scientist for Town of Westport: Aleksandra Moch, Soil & Wetland Scientist

Plan reviewed:

“Zoning Location Survey / “As-Built” Prepared for Douglas A. & Patricia M. Brill 13 Boxwood Lane, Westport, Connecticut”, Scale: 1” = 30’, dated February 20, 2009 and last revised to August 12, 2020, prepared by Richard W. Plain Land Surveyors LLC

Wetlands Description:

- Soil Investigation Report 13 Boxwood Lane Westport, Connecticut - prepared by Otto R. Theall, Soil & Wetland Science, LLC, dated July 13, 2020, and sketch map.

No **wetland** soils were found on the property.

Non-wetland soils were identified as:

Agawam fine sandy loam (29): This component occurs on valley and outwash plain terrace landforms. The parent material consists of eolian deposits over glaciofluvial deposits derived from schist, granite, and gneiss. The slope ranges from 3 to 8 percent and the runoff class is low. The drainage class is well drained. The flooding frequency for this component is none. The minimum depth to a seasonal water table, when present, is greater than 6 feet.

Udorthents-Urban land complex (306): This component occurs on urban land, cut, fill, or spoil pile landforms.

Ninigret fine sandy loam (701): This moderately well drained soil is found on plains and terraces in stream valleys. The parent material consists of eolian deposits over glaciofluvial deposits derived from schist, granite, and gneiss. This soil has a seasonal high water table at a depth of about 20 inches from late fall until mid-spring. The seasonal high water table is the main limitation of this soil for community development. The water table makes special design and installation of on-site septic systems necessary. Slopes of excavations are commonly unstable. Where outlets are available, footing drains help prevent wet basements. This soil is well suited for cultivated crops and trees, but drainage is needed in some of the farmed areas.

Property Description and Facts Relative to the Map Amendment Application:

- The pre-existing house onsite was built in 1960.
- The property is 1.15 acres (50,064 sq. ft.) in size.

- The parcel is located in the Sasco Brook watershed. Sasco Brook is located approximately 1,900 feet to the east from the property, in the Town of Fairfield. This property is not located within the FEMA flood zone.
- The property is **not** within the Aquifer Protection Overlay Zone.
- Property does **not** exist within the Coastal Areas Management Zone.
- The Waterway Protection Line Ordinance boundary is not shown. It is established at 15' from the wetland line located offsite.
- The wetland area is **0 sq. ft.** as determined by the Richard W. Plain Land Surveyors LLC survey, dated August 12, 2020. The Town of Westport wetland area (per GIS) is **~12,335 sq. ft.** this represents a **reduction of ~12,335sq. ft. of wetland area.**
- The Current Town of Westport Wetland map shows adjacent areas of wetlands to the west, north and east boundaries of the parcel.

Discussion:

The applicant submitted a soils report by Otto R. Theall, dated July 13, 2020, that documents his investigation of the soils on the site. This report states there are no wetlands soils identified on the site. The sketch map identifies the location of non-wetland soil types.

The Town of Westport retained the services of Aleksandra Moch, Soil & Wetland Scientist, to review the proposed wetland boundary findings. Ms. Moch conducted an on-site investigation on August 28, 2020. Her letter, dated September 2, 2020, supports the findings of Mr. Theall. She also remarks that a wetland soil exists offsite to the north of the property.

Conservation staff recommends adopting the finding that there are no wetlands on the property and therefore remove that designation from the town map.

The Conservation staff also recommends the survey prepared by Richard W. Plain be revised to note the existence of offsite wetlands to the north and show the wetland review area setback of 50' for reference.