

MEMBERS PRESENT:

Chairman Ed Schwarz, Vice-Chairman Tom Failla, Chris Spaulding, Robert Turner, Cathy Minter and Mike Zegers

Meeting on digital recording dated 10/16/12

Mr. Schwarz opened the October 16th Regular meeting of the Weston Conservation Commission at 7:30 p.m.

RECEIPT OF APPLICATIONS

- Aspetuck Valley Country Club, 43-67 Old Redding Road, improve driveway access and drainage
- Wetzel, 18 Saugatuck River Road, new detached 2 car garage (Eric Michaels Arch.)
- Cotter, 140 Old Hyde, generator/air conditioning unit
- Milton Development, 24 Martin Road, new house

MOTION FOR RECEIPT

Mr. Failla made a motion to receive the Aspetuck Valley Country Club application and Mr. Schwarz seconded. All in favor, the motion carried (6-0).

MOTION FOR RECIEPT

Mr. Failla made a motion to receive the Wetzel, 18 Saugatuck River Road application and Mr. Schwarz seconded. All in favor, the motion carried (6-0).

MOTION FOR RECIEPT

Mr. Schwarz made a motion to receive the Cotter, 140 Old Hyde Road application and Mr. Spaulding seconded. All in favor, the motion carried (6-0).

MOTION FOR RECIEPT

Mr. Schwarz made a motion to receive the Milton Development, 24 Martin Road application and Mr. Spaulding seconded. All in favor, the motion carried (6-0).

DISCUSSION: CONDITIONAL APPROVAL (SZABO) SPENCER, 9 SILVER RIDGE COMMON, TENNIS COURT

Robert Zmarzlak, came forward to discuss the details of the proposed tennis court. He indicated the setbacks to the wetlands on the plan. Mr. Turner questioned the location of the silt fence and Mr. Zmarzlak indicated the location and discussion ensued regarding having a double layer silt fence with hay bales in between. Mr. Schwarz asked Mr. Zmarzlak to describe how the increased flow would be handled after the trees were removed. Mr. Zmarzlak explained that

they have designed the area for a 50 year storm event and he noted that they have proposed plantings for the area around the court. Discussion then turned to the proposed drainage plan and erosion controls.

Mr. Failla then asked Mr. Zmarzlak to describe the court construction and Mr. Zmarzlak indicated that there is a grate the full length of the court and the water flows into a cultek system. Discussion ensued regarding a vegetative buffer.

MOTION FOR APPROVAL

Mr. Failla made a motion to approve the application for Spencer, 9 Silver Ridge Common for a tennis court as shown on a plan prepared by Soundview Engineers, dated 10/9/12, subject to the following conditions:

A. Filing of the contractor's statement.

B. Implementation of the erosion and sedimentation control plan prior to any site preparation activity. The plan must meet minimum standards as set forth in Public Act. No. 83-388 (An Act Concerning Soil Erosion & Sediment Control) Effective July 1, 1985.

C. The following language shall appear on the subdivision or deeds to lots which are to be filed on the Weston Land Records:

“No regulated activity as defined in the Public Inland Wetland Watercourse Act of the State of Connecticut Regulations as well as the Town of Weston's Regulations as the same and from time to time as may be amended, shall be permitted in those areas designated and shown as wetlands on the aforementioned maps.” The wetland areas as well as any agreed to “buffer zones” designated on the aforementioned maps shall be established as areas whose natural and indigenous character shall be henceforth preserved and not encroached upon for any use that would alter the natural character of the land”.

D. Upon completion of the work, the developer will submit a certified report from a qualified professional engineer that the property was developed and the work completed as planned.

E. All applicable conditions of the Conservation Commission shall be recorded on the maps or linens of the Weston Land Records which are filed with the Town Clerk.

F. The Conservation Commission reviewed the alternatives to the approved action including a consideration of alternatives which might enhance environmental quality or have a less detrimental effect, and which could feasibly attain the basic objectives of the activity proposed in the application.

G. Per Public Act 93-305, effective 10/1/93, “Any permit issued under this section shall be valid for five years. Any regulated activity approved by the agency shall be completed within one year from the time such activity is commenced provided the agency may establish a specific time period within which any regulated activity shall be conducted and may require that an activity,

once commenced, be completed within a time period of less than one year and further provided the agency extend (1) the time period of the original permit provided such period shall not extend beyond ten years from the date such permit was granted, or (2) the time period within which an activity, once commenced, is required to be completed under this section.”

H. Any changes in approved plans shall require notification to the Commission and may require that a new application be made.

I. Applicant agrees, represents and warrants that it will obtain all required federal, state and local permits prior to commencing any work on the site.

J. The applicant is to work with the Conservation Planner to develop a more detailed construction sequence and what will be done to stabilize during construction with extra hay bales and siltation controls when the site is cleared.

K. The applicant is to provide a planting plan for the vegetative buffer between the stone wall and the new construction.

Mr. Schwarz seconded the motion. All in favor, the motion carried (6-0).

DISCUSSION OF APPLICATION: MAKKALA, 34 CODFISH, PLACEMENT OF FILL FOR NEW SEPTIC (RICHARD BENNETT)

Richard Bennett, P.E., came forward and presented revised plans for the septic system. Mr. Bennett showed the plans for the proposed addition which will be on the footprint of the existing deck. He explained that he met with David Pattee, acting Conservation Planner and they discussed taking the foundation down to existing grade and then placing fill. The footings will be in the existing compacted soil. Mr. Bennett also noted that all the roof runoff will be collected and put into Cultek rechargers on the new construction. Mr. Spaulding brought discussion to the location of the stockpile and what they plan to do to protect the pile from erosion and siltation. Mr. Bennett noted that they will place a single silt fence around the pile and then double silt fence around that. Mr. Failla suggested an alternate location for the stockpile and Mr. Bennett noted that they would be willing to move the location of the stock pile into the front yard. Discussion continued.

MOTION FOR APPROVAL

Mr. Schwarz made a motion to approve the application for 34 Codfish Road as shown on a plan prepared by Richard Bennett, P.E., dated 9/2/08 and revised 10/16/12, subject to the following conditions:

A. Filing of the contractor’s statement.

B. Implementation of the erosion and sedimentation control plan prior to any site preparation activity. The plan must meet minimum standards as set forth in Public Act. No. 83-388 (An Act Concerning Soil Erosion & Sediment Control) Effective July 1, 1985.

C. The following language shall appear on the subdivision or deeds to lots which are to be filed on the Weston Land Records:

“No regulated activity as defined in the Public Inland Wetland Watercourse Act of the State of Connecticut Regulations as well as the Town of Weston’s Regulations as the same and from time to time as may be amended, shall be permitted in those areas designated and shown as wetlands on the aforementioned maps.” The wetland areas as well as any agreed to “buffer zones” designated on the aforementioned maps shall be established as areas whose natural and indigenous character shall be henceforth preserved and not encroached upon for any use that would alter the natural character of the land”.

D. Upon completion of the work, the developer will submit a certified report from a qualified professional engineer that the property was developed and the work completed as planned.

E. All applicable conditions of the Conservation Commission shall be recorded on the maps or linens of the Weston Land Records which are filed with the Town Clerk.

F. The Conservation Commission reviewed the alternatives to the approved action including a consideration of alternatives which might enhance environmental quality or have a less detrimental effect, and which could feasibly attain the basic objectives of the activity proposed in the application.

G. Per Public Act 93-305, effective 10/1/93, “Any permit issued under this section shall be valid for five years. Any regulated activity approved by the agency shall be completed within one year from the time such activity is commenced provided the agency may establish a specific time period within which any regulated activity shall be conducted and may require that an activity, once commenced, be completed within a time period of less than one year and further provided the agency extend (1) the time period of the original permit provided such period shall not extend beyond ten years from the date such permit was granted, or (2) the time period within which an activity, once commenced, is required to be completed under this section.”

H. Any changes in approved plans shall require notification to the Commission and may require that a new application be made.

I. Applicant agrees, represents and warrants that it will obtain all required federal, state and local permits prior to commencing any work on the site.

J. The applicant is to work with the Conservation Planner to select one of the two identified possible locations in the front for the stockpile.

K. The applicant is to install double sit fence with hay bales in the middle or a silt sock with the approval of the Conservation Planner.

L. The area shown as rock slope will have plantings as approved by the Conservation Planner.

M. A valid permit is to be obtained from the Planning & Zoning Commission before any fill is applied to the area.

Mr. Spaulding seconded the motion. All in favor, the motion carried (6-0).

DISCUSSION OF APPLICATION: SOLLINGER, 12 JOANNE LANE, SEPTIC SYSTEM UPGRADE

Dan Conlon, architect, came forward to discuss the partial septic replacement. He explained that they are doing a basement renovation and adding a bedroom so the Health Department is requiring that they design a B100A septic system but only build part of it now. Mr. Spaulding noted that the area that is closest to the wetlands will not be built and Mr. Conlon confirmed that it will not be constructed at this time. Mr. Conlon further noted that the closest point is 80 feet from the edge of the wetlands and it is a pretty level lot. Mr. Conlon also indicated the location of the silt fence and the small disturbed area of only 30 x 60. He also stated that they are anticipating that it will take 3-4 days of construction.

MOTION FOR APPROVAL

Mr. Spaulding made a motion to approve the application for Sollinger, 12 Joanne Lane as shown on a plan prepared by Daniel Conlon, architect, dated 9/7/12, and a plan prepared by Peak Engineering dated 9/7/12, subject to the following conditions:

A. Filing of the contractor's statement.

B. Implementation of the erosion and sedimentation control plan prior to any site preparation activity. The plan must meet minimum standards as set forth in Public Act. No. 83-388 (An Act Concerning Soil Erosion & Sediment Control) Effective July 1, 1985.

C. The following language shall appear on the subdivision or deeds to lots which are to be filed on the Weston Land Records:

“No regulated activity as defined in the Public Inland Wetland Watercourse Act of the State of Connecticut Regulations as well as the Town of Weston's Regulations as the same and from time to time as may be amended, shall be permitted in those areas designated and shown as wetlands on the aforementioned maps.” The wetland areas as well as any agreed to “buffer zones” designated on the aforementioned maps shall be established as areas whose natural and indigenous character shall be henceforth preserved and not encroached upon for any use that would alter the natural character of the land”.

D. Upon completion of the work, the developer will submit a certified report from a qualified professional engineer that the property was developed and the work completed as planned.

E. All applicable conditions of the Conservation Commission shall be recorded on the maps or linens of the Weston Land Records which are filed with the Town Clerk.

F. The Conservation Commission reviewed the alternatives to the approved action including a consideration of alternatives which might enhance environmental quality or have a less detrimental effect, and which could feasibly attain the basic objectives of the activity proposed in the application.

G. Per Public Act 93-305, effective 10/1/93, "Any permit issued under this section shall be valid for five years. Any regulated activity approved by the agency shall be completed within one year from the time such activity is commenced provided the agency may establish a specific time period within which any regulated activity shall be conducted and may require that an activity, once commenced, be completed within a time period of less than one year and further provided the agency extend (1) the time period of the original permit provided such period shall not extend beyond ten years from the date such permit was granted, or (2) the time period within which an activity, once commenced, is required to be completed under this section."

H. Any changes in approved plans shall require notification to the Commission and may require that a new application be made.

I. Applicant agrees, represents and warrants that it will obtain all required federal, state and local permits prior to commencing any work on the site.

J. If the applicant chooses to exercise the contingency, they are to come back to the Commission for approval of siltation and erosion controls.

Mr. Zegers seconded the motion. All in favor, the motion carried (6-0).

DISCUSSION: BRANDSTROM, 26 NORFIELD ROAD, POTENTIAL RECEIPT OF MODIFICATION TO ORIGINAL PLAN (SOLWAY AND DEAN MARTIN, P.E.)

Dean Martin, P.E. came forward to discuss. He stated that, based on conversations on the site walk, he has shown a proposed gravel driveway on the plan and a drainage collection system located on the top side of the upper wall adjacent to the existing driveway. They have also proposed a 2 ft. wide rip rap to help stop runoff or slow the water down and divert that water down below the walls. Discussion ensued.

Mr. Failla questioned the time frame for getting the work done and Mr. Martin stated that they would like to start as soon as possible. It was decided that they had two weeks to remove the plants that were not approved and replace with the ones that were approved as part of the plan.

MOTION FOR APPROVAL

Mr. Failla made a motion to approve the modification to the plan prepared by Grumman Engineering and dated 12/14/11, revised 12/19/11, 2/15/12, 9/12/12 and 10/15/12. The modification is for the extension/reconstruction of stone walls 85 feet east of the upper driveway with stairs at the northerly end; plantings shown below the stone wall and extension of the wall to the west with the addition of stairs marked in green; a new drainage system coming off both driveways and going into a level spreader; temporary roof leaders redirected to the rain garden.

The wrong plantings are to be removed and the correct plantings are to be replaced and completed by November 10, 2012. Failure to do so will jeopardize the bond.

Mr. Turner seconded. All in favor, the motion carried (6-0).

DISCUSSION OF APPLICATION: RUSSELL, 108 GOODHILL, STONE WALL REPAIR AROUND POND AND DEBRIS REMOVAL

No one was available to present. If a letter of extension is required, staff will contact the applicant.

APPROVAL OF MINUTES

Mr. Schwarz made a motion to approve the Minutes from the September 4, 2012 and September 18, 2012 meetings. Ms. Minter seconded the motion. All in favor, the motion carried (6-0).

MOTION TO ADJOURN

Mr. Spaulding made a motion to adjourn the meeting and Ms. Minter seconded. All in favor, the meeting adjourned at 8:58 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary