

DATE
APPROVED:

CONSERVATION COMMISSION MINUTES FOR FEBRUARY 20, 2014 PAGE #14-8

MEMBERS PRESENT:

Chairman Ed Schwarz, Vice-Chairman Cathy Minter, Robert Turner, Michael Zegers, Ted von Rosenvinge and James Smith

Meeting on digital recording dated 2/20/14

Mr. Schwarz opened the February 20th Regular meeting of the Weston Conservation Commission at 7:30 p.m.

WALK DATE

The walk date was set for Saturday, March 8, 2014. The Commissioners will meet at Town Hall at 8:00 a.m.

RECEIPT OF APPLICATION

- Lachat Farm Community Garden, 106 Godfrey Road, (Land Tech/Town of Weston)
- Buddenhagen – Lot Development, Lot 5, Smith Ridge, Tannery Lane Sub. (Grumman Engineering)

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the application of Lachat Farm Community Garden, 106 Godfrey Road, and Mr. Zegers seconded. All in favor, the motion carried (6-0).

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the application of Buddenhagen, Lot 5 Smith Ridge, and Ms. Minter seconded. All in favor, the motion carried (6-0).

DISCUSSION OF APPLICATION: RPM HOMES LLC, 38 GEORGETOWN ROAD – NEW GARAGE

Daniel Raposo, Managing Member of RPM Homes LLC, came forward and presented the plot plan for the Commissioners' review. He indicated the location of the old garage on the other side of the house which was close to the wetlands. They have modified their plan and switched the location of the garage to the other side of the house, further away from any wetlands. Mr. Raposo further explained that they will be removing the large asphalt areas of the old driveway and slab of concrete where the old garage was located to create a seeded lawn area. All that material will be removed and taken offsite. Ms. Minter asked the applicant to provide a bill of lading for the removal of the material so that the Commission knows where it went.

Mr. Raposo then indicated the location of the sedimentation and erosion controls, double silt fences with hay bales in between, and noted that any soil excavated for the new garage will be

reused on-site, they will not be bringing in any new dirt. Ms. Minter then questioned how the drainage from the new garage would be handled and discussion ensued on the proposed rain garden and proposed plantings.

Following discussion, the following motion was made:

MOTION FOR APPROVAL

Mr. Schwarz made a motion to approve the application for RPM Homes LLC, 38 Georgetown Road, as shown on a plan prepared by Michael Horbal, Land Surveyor, and dated 1/9/2014, 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. A revised plan list is to be submitted to the Conservation Planner.

K. A vegetative buffer is to be established as indicated on the plan.

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

APPROVAL OF MINUTES

Ms. Minter made a motion to approve the Minutes from the January 17, 2014 meeting and Mr. Schwarz seconded. All in favor, the motion carried (6-0).

MOTION TO ADJOURN

Mr. Schwarz made a motion to adjourn the meeting and Mr. von Rosenvinge seconded. All in favor, the meeting adjourned at 8:00 p.m..

Respectfully submitted,

Delana Lustberg
Recording Secretary