

DATE
APPROVED:

CONSERVATION COMMISSION MINUTES FOR MAY 16, 2013 PAGE #13-28

MEMBERS PRESENT:

Chairman Ed Schwarz, Vice Chairman Tom Failla, Catherine Minter, Chris Spaulding, Michael Zegers and Theodore von Rosenvinge

Meeting on digital recording dated 5/16/13

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

SET WALK DATE

The walk date was set for Saturday June 8, 2013. The members will meet at Town Hall at 7:30 a.m.

RECEIPT OF APPLICATIONS:

- Berg, 166 Steephill Road – addition
- Faillace, 306 Lyons Plain – finish construction of cottage
- Faillace, 29 Davis Hill – deck at rear entrance
- Stein, 18 Goodhill Road – free standing garage
- Town of Weston – Maintenance of 4 bridges
- Aspetuck Valley Country Club – 67 Old Redding Road, master plan

All the applications are complete and appropriate for receipt.

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the application of Berg, 166 Steephill Road and Mr. Spaulding seconded. All in favor, the motion carried (6-0).

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the application of Faillace, 306 Lyons Plain Road and Mr. Failla seconded. All in favor, the motion carried (6-0).

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the application of Faillace, 29 Davis Hill Road and Ms. Minter seconded. All in favor, the motion carried (6-0).

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the application of Stein, 18 Goodhill Road, and Mr. Spaulding seconded. All in favor, the motion carried (6-0).

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the application of Town of Weston, maintenance of 4 bridges, and Mr. Spaulding seconded. All in favor, the motion carried (6-0).

MOTION FOR RECEIPT

Mr. Failla made a motion to receive the application of Aspetuck Valley Country Club, 67 Old Redding Road for a master plan and Mr. Schwarz seconded. All in favor, the motion carried (6-0).

MOTION

Mr. Failla made a motion to make the entire Planning & Zoning file part of the Aspetuck Valley Country Club Conservation Commission file and Mr. Schwarz seconded. All in favor, the motion carried (6-0).

DISCUSSION OF APPLICATION: ASPETUCK VALLEY COUNTRY CLUB, 67 OLD REDDING ROAD, POND DREDGING (LAND TECH)

Chris Allen, Environmental Consultant with LandTech came forward and presented the plan. He stated that they want to remove some sediment and expand the pond. Mr. Failla questioned why they were expanding it and Carolyn Kepture, General Manager of the club explained that they lost trees during the past storms and they are trying to enhance the golf course and create more hazards. She also noted that the pond is ground water fed and has no outlet. Mr. Schwarz questioned what they plan to do with the sediment that is removed and Mr. Allen explained that they plan to stockpile it and use as needed on the course. Mr. Failla asked Mr. Allen to have the material tested for pesticides and metals and provide the Conservation Planner with those results. Discussion ensued.

MOTION FOR APPROVAL

Mr. Schwarz made a motion to approve the pond dredging as shown on a plan prepared by LandTech, dated 4/10/2013 and a drawing labeled C-1 prepared by The Huntington Co. showing the location of pond to be dredged, 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 liens 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 soil removed is to be tested and a report on the results provided to the Conservation Planner. If there are problems the applicant must return to the Commission.

Ms. Minter seconded the motion. All in favor, the motion carried (6-0).

DISCUSSION OF APPLICATION CUSAK, 39 RIDGE ROAD, ADDITION TO EXISTING GARAGE, NEW SEPTIC (GRUMMAN ENGINEERING)

Dean Martin from Grumman Engineering and Katie Gregory, representing the owners, came forward to present the application. Mr. Martin explained that the owner would like to add to the existing detached garage. The existing septic system needs to be replaced and soil testing has been submitted and approved. He noted that the leaching fields have been moved away from the property line. Mr. Martin also noted that they would be reducing runoff with the implementation of this plan. He indicated the retention system to collect runoff from the garage roof and a trench drain on the side of the ball court and the detention system next to that which can pick up the

tennis court runoff too. Mr. Spaulding questioned the increase in the impervious surface and Mr. Martin explained that they are capturing more runoff with this plan. He also indicated the location of the silt fences.

MOTION FOR APPROVAL

Mr. Schwarz made a motion to approve the addition as shown on plans prepared by Grumman Engineering dated 8/11/11 and revised 5/15/13, 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 liens 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.

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

PUBLIC HEARING: ADOPTION OF RESOLUTION TO ACCEPT AND APPROVE (1) THE RENUMBERING OF THE INLAND WETLAND & WATERCOURSES REGULATIONS; (2) THE CONTINUATION OF EXISTING PROVISIONS IN THE REGULATIONS AND; (3) THE AMENDMENT OF THE REGULATIONS TO REFER TO THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION AND THE COMMISSIONER OF ENERGY AND ENVIRONMENTAL PROTECTION, ALL TO BE CODIFIED AS CHAPTER 215 OF THE CODE OF THE TOWN OF WESTON

Tracy Kulikowski, Land Use Coordinator, explained that this was just to make the numbering consistent and that there are no substantial changes to the Regulations.

MOTION FOR APPROVAL

Mr. Schwarz made a motion to approve the renumbering of the Inland Wetland and Watercourses Regulations and Mr. Spaulding seconded. All in favor, the motion carried (6-0).

MOTION TO APPROVE MINUTES

Mr. Schwarz made a motion to approve the April 18, 2013 Minutes and Ms. Minter seconded. All in favor, the motion carried (6-0).

MOTION TO ADJOURN

Mr. Zegers made a motion to adjourn the meeting and Mr. von Rosenvinge seconded. All in favor, the meeting adjourned at 8:43 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary