

MEMBERS PRESENT:

Chairman, Ed Schwarz, Vice-Chairman, Cathy Minter, Michael Zegers, Christopher Spaulding

Mr. Schwarz opened the June 19th meeting of the Weston Conservation Commission at 7:30 p.m.

RECEIPT OF APPLICATIONS:

- Town of Weston, Extension of Hidden Spring Drive, road improvements, Hidden Spring right of way, Singing Oaks Subdivision (Land Tech)
- Iron Shields Investment LLC, Hidden Spring Subdivision (3 lots proposed), Hidden Spring Drive
- Tallman, 14 Trout Brook Lane, pond dredging

All the applications were complete and appropriate for receipt.

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the application for Town of Weston, Extension of Hidden Spring Drive and Ms. Minter seconded. All in favor, the motion carried (4-0).

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the application for Iron Shields Investment LLC, Hidden Spring Subdivision, and Ms. Minter seconded. All in favor, the motion carried (4-0).

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the application for Tallman, 14 Trout Brook Lane, and Ms. Minter seconded. All in favor, the motion carried (4-0).

DISCUSSION OF APPLICATION: IRON SHIELDS INVESTMENT LLC, NEW HOUSE

Juan Parades from LandTech came forward to present the application. He noted that they represent the owner of Lots 12 and 5 and he will be dealing with just Lot 12 tonight. It is a 3.9 plus 4 acre parcel which is completely undeveloped and heavily wooded with close to an acre of wetlands. He presented plans for a 6 bedroom dwelling with a pool and pool house. Mr. Parades indicated the location of septic and wells and the grading and erosion control plan noting that there will be no grading within the regulated area. He also pointed out that the house will be positioned on the ridge line and the grading will not change much from the existing which will still allow for the area to drain towards the wetlands. Discussion ensued.

Discussion then turned to putting a limit of disturbance line on the plan.

After discussion, the following motion was made:

MOTION FOR APPROVAL

Mr. Schwarz made a motion to approve the application of Iron Shields Investment LLC, for a new house as shown on a plan prepared by LandTech Consultants, dated 3/21/2014 and revised 6/13/2014, subject to the standard conditions A-I and J. Area of limit of disturbance is to be mapped on the A-2 as built. K. Approval of Westport Weston Health Department. L. Machine sized boulders are to be placed every twenty feet along the limit of disturbance line. Ms. Minter seconded the motion. All in favor, the motion carried (4-0).

DISCUSSION OF APPLICATION CONT: GRAUBERD, 100 KETTLE CREEK, SWIMMING POOL

Juan Parades from LandTech came forward to present the plans. He explained that originally they had seen a plan prepared by and Lang Pools put their design on the plan that came before the Commission. He noted that LandTech has done some "tweaking" and explained the changes to the plan. They re-shaped the pool patio and brought it closer to the driveway and made it match an existing patio and further away from wetland line. He pointed out that, as indicated by soil scientist Chris Allen, the wetland has a higher value for storm water management than for wildlife habitat. The rain garden has been re-sized and accounted for the entire patio and pool area. Discussion ensued.

Mr. Schwarz then asked Mr. Parades to describe what effects the digging of the pool will have on the wetlands and discussion continued.

Pete Romano, from LandTech, then commented that he believes that once the pool is in it will have no impact on the wetlands, and in terms of possible leaking, it is the same water you swim in and in 3 days the chlorine has dissipated. The displacement of groundwater is nil because you are taking out earth and replacing it with water. The biggest concern should be the construction sequence and how the wetlands will be protected and the contractor should sign off on the sequencing. He also suggested a temporary chain link fence to keep the contractors out of the area. Discussion ensued.

MOTION FOR APPROVAL

Mr. Schwarz made a motion to approve the application for 100 Kettle Creek for a pool as shown on plans prepared by LandTech Consultants on 5/29/2014, subject to the standard conditions A-I and J. Applicant shall submit, within 5 working days, a detailed construction plan, including a temporary chain link fence and erosion and sediment controls installed before construction begins. K. (Westport condition). Ms. Minter seconded the motion. All in favor, the motion carried (4-0).

DISCUSSION OF APPLICATION: FERGUSON, 31 FARRELL ROAD, ADDITION (LANDTECH)

Pete Romano from LandTech came forward to present the application. He noted the 100 ft. regulated area and all the development except the garage are within the regulated area. The application is for two additions, a new septic system will be installed and he indicated the location of those and also the stockpile which will be removed. Mr. Romano indicated the silt fencing and Mr. Spaulding asked that a double silt fence with hay bales in between be a standard. The Commissioners then reviewed the construction sequencing.

MOTION FOR APPROVAL

Mr. Schwarz made a motion to approve the application for Ferguson, 31 Farrell Road, for additions as shown on plans prepared by LandTech Consultants dated 5/8/2014 and subject to the standard conditions, A-I and J. Double silt fence with hay bales will be used. Ms. Minter seconded the motion. All in favor, the motion carried (4-0).

DISCUSSION OF APPLICATION: ASPETUCK VALLEY COUNTRY CLUB, 67 OLD REDDING ROAD, SITE SPECIFIC

Pete Romano and Juan Parades from LandTech and Carole Kepcher, General Manager of Aspetuck Country Club, came forward to discuss the application. They presented the plans for review. Mr. Romano indicated the location of all the existing buildings and noted the biggest change to the plans was due to the concern over the impervious area close to the wetlands. They propose to replace the center planted island area with a rain garden and grade the driveway so that no runoff goes into the wetlands. Mr. Romano then explained how the runoff would be handled with the rain garden and infiltrators. They have eliminated driveway going down to storage barn and moved the location of the wash station and chemical storage area. Mr. Spaulding expressed concern with the new construction replacing what is currently garden and Mr. Romano explained how the drainage would flow.

Mr. Romano addressed the concern over the amount of parking spaces noting that the parking lot is actually undersized for the course. Mr. Spaulding pointed out that the Commission had discussed with them having certain approvals contingent upon mitigating some existing issues like buffers between the greens and it is absent from the plan in front of the Commission. Mr. Romano explained that AVCC grounds crew has been handling that. Lucas ____ Grounds Superintendent, came forward and explained that they have eliminated any mowing or weeding directly around the ponds and implemented no spray zones. Discussion ensued.

Mr. Schwarz then brought discussion to the parking spaces. Mr. Romano explained that this plan has the least impact and discussion continued on the P&Z requirements for parking. They discussed not having that tennis courts and recreation areas parking lot paved and just leaving it grass and communicating to P&Z about their recommendation for altering the parking to grass surface over gravel base.

MOTION FOR APPROVAL

Mr. Schwarz made a motion to approve the application for Aspetuck Valley Country Club for modification to the approved Master Plan, as shown on plans prepared by LandTech Consultants dated 4/30/2014, last revised 6/13/2014 with change to 17 parking space area to grass, subject to standard conditions A-I, J. Include the two pages regarding the sample equipment for the water recycling and K. Applicant will submit to the Conservation Planner a plan for maintenance of the buffer areas. Mr. Zegers seconded the motion. All in favor, the motion carried (4-0).

DISCUSSION OF APPLICATION: C. MONTANERO, WAMPUM HILL ROAD, TO CONSTRUCT A ROADWAY/DRIVEWAY CROSSING OF WETLANDS AREA

Pete Romano from LandTech Consultants came forward representing the applicant. The issue originally was permission to be a party to the application to the Aspetuck Land Trust for access to Mr. Montanero's property to Two Rod Road. Wilton has given verbal agreement that they

will allow them to put a driveway without having to bring it up to road standards. The wetlands issue is a Weston issue not Wilton and hopefully they get formal approval from Wilton in a month. Discussion ensued.

Mr. Spaulding noted that the Commission's concern is the construction in the wetlands. Mr. Schwarz noted that the Courts determined that they have to be able to access the lots and they cannot prevent them from doing so. Mr. Romano noted that they will be returning next meeting with additional information.

Following some additional discussion, the matter was continued to the July meeting.

APPROVAL OF MINUTES

Mr. Schwarz made a motion to approve the Minutes from the 5/15/2014 meeting and Ms. Minter seconded. All in favor, the motion carried (4-0).

MOTION TO ADJOURN

Mr. Schwarz made a motion to adjourn the meeting and Ms. Minter seconded. All in favor, the meeting adjourned at 10:00 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary