

MEMBERS PRESENT:

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

Meeting on digital recording dated 7/17/12

Mr. Schwarz opened the July 17th Regular meeting of the Weston Conservation Commission at 7:33 p.m. He explained that ordinarily the Commission does not meet in August but because of the large amount of receipts on the agenda, the Commission will hold a special meeting on July 31, 2012.

WALK DATE

The walk date was set for Saturday, July 21, 2012. The Commissioners will meet at Town Hall at 8:00 a.m.

RECEIPT OF APPLICATIONS

- Manson, 184 Lyons Plain, creation of stone wall in Saugatuck River near Cartridge bridge
- Whitmore, 86 Old Farm Road, relocation of septic system in regulated in conjunction with pool construction (Palmer)
- Makkala, 34 Codfish, placement of fill for new septic (R. Bennett)
- Szabo, 9 Silver Ridge Common, tennis court
- DeMattio, 28 Blue Spruce Circle, reinstatement of permit #2006-12/ADM 206-8
- Shey, 4 Overbrook Lane, removal & replacement of septic tank (Ray Matson)

Mr. Anderson reported that the Manson application was not complete for receipt.

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the Whitmore, 86 Old Farm Road application and Mr. Failla seconded. All in favor, the motion carried (5-0).

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the Makkala, 34 Codfish Lane application and Mr. Spaulding seconded. All in favor, the motion carried (5-0).

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the Szabo, 9 Silver Ridge Common application and Mr. Failla seconded. All in favor, the motion carried (5-0).

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the DeMattio, 28 Blue Spruce Circle application and Mr. Failla seconded. All in favor, the motion carried (5-0).

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the Shey, 4 Overbrook Lane application and Mr. Spaulding seconded. All in favor, the motion carried (5-0).

DISCUSSION OF APPLICATION: TADDEO, 178 GODFREY ROAD E., EXTERIOR RENOVATIONS, DECK REPAIR, CONVERSION OF SCREENED PORCH TO OPEN DECK, NEW SCREENED PORCH (HAMILTON)

Jeff Hamilton, representing the Taddeos came forward to present the plans and explained how the porch would be constructed, noting that it involves removal and replacement of the siding and shingles and then repairs to the back deck and then the new deck will go on after the footings are in. Mr. Schwarz proposed a question regarding the runoff and Mr. Hamilton explained that it will be the same as existing with 4 ft. leaders coming out from the house. He also indicated the location of the silt fence to be placed before construction.

MOTION FOR APPROVAL

Mr. Schwarz made a motion to approve the application for 178 Godfrey Road as shown on a plan prepared by Robert Root Surveyor, dated 2/8/12 and revised 4/4/12, 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.

Mr. Spaulding seconded the motion. All in favor, the motion carried (5-0).

DISCUSSION/DECISION: REQUEST TO EXTEND PERMIT #2006-16, 120 GEORGETOWN ROAD, NEW HOUSE DRIVEWAY AND ASSOCIATED SITE DEVELOPMENT (BEAUSOLEIL)

[Permit expiration is 7/27/2012 per Sec. 11.8 of the Inland Wetlands & Watercourses Regulations].

Fred Anderson noted that as part of the approval for the development of the adjoining lot, wetlands were to have been created on 120 Georgetown Road. Larry Beausoleil came forward and stated that they are looking forward to doing something on that lot. It was decided that the Commission will add the property to the walk on July 21.

DISCUSSION OF APPLICATION CONT.: GORDON, PLOT 2 SKYLARK DRIVE, NEW HOUSE, ASSOCIATED SITE IMPROVEMENTS INCLUDING CONSTRUCTION OF DRIVEWAY ACROSS BROOK & WETLAND SYSTEM (L. EDWARDS)

Larry Edwards, representing the owners came forward and presented a revised plan. He indicated the trees to be removed, the construction sequence, and the detail of the proposed box culvert, noting that it will be 3' x 6' and well over 18 sq. ft. of opening. Mr. Edwards also indicated the conservation easement areas on the plan, noting that 2/3 of the property would be conservation easement land. Mr. Edwards then described the sequencing on the installment of the culvert stating that the crossing will take a week. The box culvert and footings would go in a day then they have to wait for it to set for 3-4 days and then back fill.

Mr. Failla questioned how they planned to stabilize the area during the clearing and Mr. Edwards explained the erosion and sedimentation controls that would be in place before and during construction.

Ms. Minter addressed the slope on the site that clearly had previous erosion and suggested a seeded mat in that area for stabilization.

Ken & Kathleen Daffner, 15 Skylark Lane, came forward and stated that there is discrepancy on whether the property has a right of access on Skylark according to the deeds. They thought that the consideration would be to have the access to the property on Dogwood where the proposed septic system is located and questioned whether the septic could be moved. They further stated that they believe the waterway needs to be preserved and they would like to have all of the options put in front of commission, noting that the water is at an all-time low and they don't believe that the culvert would be sufficient when the water level is normal further noting that they think a clear-span bridge would be better. They presented pictures showing the condition of the waterway during the most recent heavy storm.

Mr. Edwards explained how the calculations were reached at and noted that the proposed culvert would be 3 feet high by 6 feet wide to allow the openness at the crossing that would be more than sufficient to handle a 100 year storm flow.

Mr. Spaulding commented that the flow calculations are based on historical data and not the current conditions.

MOTION FOR APPROVAL

Mr. Failla made a motion to approve the application for Gordon, Plot 2, Skylark Drive, as shown on a plan prepared by J. Edwards & Associates dated 6/12/12 and revised 7/9/2012, 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 box culvert is to be 8 ft. wide instead of the proposed 6 ft.
- K. A construction sequencing plan to stabilize the slope is to be submitted to the Conservation Planner before they start to work up the slope.
- L. J. Edwards & Associates is to act as the site overseer for the stabilization.

The Conservation Planner will conduct a review of the mitigation plantings after the first and second years of growth.

Mr. Schwarz seconded the motion. All in favor, the motion carried (5-0).

OTHER BUSINESS:

Tracy Kulikowski explained that in regards to the 67 and 69 Norfield Road matter, she has received a letter from the engineer for the neighbor outlining the complaints, but the neighbor did not want to come before the Commission after the fact. It is on the record that the letter has been submitted and they may come before the Commission another time.

APPROVAL OF MINUTES

Mr. Schwarz made a motion to approve the Minutes from the June 19, 2012 meeting and Ms. Minterseconded. All in favor, the motion carried (5-0).

MOTION TO ADJOURN

Mr. Failla made a motion to adjourn the meeting and Mr. Turner seconded. All in favor, the meeting adjourned at 8:57 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary