

MEMBERS PRESENT:

Chairman, Ed Schwarz, Vice-Chairman, Catherine Minter, Michael Zegers, Robert Turner

Mr. Schwarz opened the July 17th meeting of the Weston Conservation Commission at 7:35 p.m.

RECEIPT OF APPLICATIONS:

- Weiner, 1 Connor Lane, new house (Grumman Engineering)

The application was complete and appropriate for receipt.

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the application for Weiner, 1 Connor Lane, and Ms. Minter seconded. All in favor, the motion carried (4-0).

DISCUSSION OF APPLICATION: TOWN OF WESTON – EXTENSION OF HIDDEN SPRING DRIVE, ROAD IMPROVEMENTS, HIDDEN SPRING RIGHT OF WAY, SINGING OAKS SUBDIVISION (LANDTECH)

Juan Paredes from LandTech came forward and stated that the Town of Weston wants to widen the existing shared driveway at the very end of Hidden Spring Drive. The intention is to allow the owner to be able to develop the property and it is a condition of approval. There have been meetings with the Selectmen and Town Engineer and the conclusion is that there is a 40 ft. wide right of way that exists. Currently there is a 16' wide driveway serves one existing home and two lots. Mr. Parades indicated the location of the wetlands noting that one was 100 ft. and another one over 300 ft. away. Discussion regarding the plan to handle the runoff and sedimentation and erosion controls ensued.

John Conte, Town Engineer came forward and explained that there is an existing cul de sac on Hidden Spring Drive and when the Singing Oaks subdivision was put in became town right of way because it was always planned that the road would be extended into that area. When the Brenda subdivision was approved a condition was imposed requiring her to build the cul de sac. They are now changing it from a driveway to road which allows access for town vehicles. Discussion continued.

Bill Bruner & Mrs. Bruner, 23 Hidden Spring, expressed concern about what where their mailbox would go when the 16 ft. driveway becomes a 22 ft. road.

After some additional discussion the following motion was made:

MOTION TO APPROVE

Mr. Schwarz made a motion to approve the plan prepared by LandTech Consultants dated 5/30/2014 and revised 6/4/2014, subject to standard conditions. A-I. Ms. Minter seconded the motion. All in favor, the motion carried (4-0).

DISCUSSION OF APPLICATION: IRON SHIELDS INVESTMENT LLC, HIDDEN SPRING SUBDIVISION (3 LOTS PROPOSED) HIDDEN SPRING DRIVE (LANDTECH)

Juan Parades from LandTech came forward to present the application. He noted that it is a 9.8 acre lot, from the beginning, the Town and every other applicant or developer understood that could be developed to a 3 lot subdivision given the town standards. He noted that they could possibly fit 4 lots in but it doesn't make sense to develop that 4th lot. He further noted that Lot 3 has no wetlands with an exception of a possible location at the bottom which has not been flagged or surveyed but he used GIS data to "locate" wetlands and it is 80 ft. from the property and 100 feet up-gradient from Lot 3. Mr. Paredes explained that the remaining portion of wetlands has been flagged, and they are high quality for function and species. He then indicated the wetlands location and 100 ft. regulated area on the map and discussion turned to having the ridge line indicated as the limit of disturbance with the placement of large boulders.

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 3 lot subdivision as shown on plans prepared by LandTech Consultants, dated 6/1/2014 and revised 7/17/2014, subject to the standard conditions A-I and J. All three lots are to return to the Commission for site specific review. Mr. Zegers seconded the motion. All in favor, the motion carried (4-0).

DISCUSSION OF APPLICATION: TALLMAN, 14 TROUT BROOK LANE, POND DREDGING

Jeff Tallman, owner, and Gene Nazzaro from Nazzaro, Inc. came forward to present the application and the plans. Mr. Tallman stated that they would like to dredge the pond which was originally dug in 1973 or 1974 and at one point the pond was 8 feet deep. He noted that there are areas where you can see mud from the silt coming in. Mr. Nazzaro explained how they would methodically install sediment controls, the equipment access behind the barn and described the de-watering process. Mr. Nazzaro estimated that the project would take two weeks. Discussion ensued.

After discussion, the following motion was made:

MOTION FOR APPROVAL

Mr. Schwarz made a motion to approve the application for 14 Trout Brook Lane for pond dredging as shown on plans prepared by Environmental Land Solutions dated 9/6/07 last revised 2/26/14, subject to the standard conditions A-I and J. The applicant agrees to maintain a pipe on one side of the pond to make sure there is continuous water flow during the refill period. Mr. Turner seconded the motion. All in favor, the motion carried (4-0).

APPROVAL OF MINUTES

Mr. Schwarz made a motion to approve the Minutes from the April 12, 2014 walk meeting and the June 19, 2014 regular meeting and Mr. Zegers seconded. All in favor, the motion carried

MOTION TO ADJOURN

Ms. Minter made a motion to adjourn the meeting and Mr. Zegers seconded. All in favor, the meeting adjourned at 8:48 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary