

DATE
APPROVED:

CONSERVATION COMMISSION MINUTES FOR JULY 31, 2012 PAGE #12-65

MEMBERS PRESENT:

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

Meeting on digital recording dated 7/31/12

Mr. Schwarz opened the July 31st Special meeting of the Weston Conservation Commission at 7:33 p.m.

WALK DATE

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

RECEIPT OF APPLICATIONS

- Grauberd, 100 Kettle Creek Road, shed and patio (John Giglio)

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Mr. Anderson reported that the Grauberd application was complete and appropriate for receipt.

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the Grauberd, 100 Kettle Creek Road application and Ms. Minter seconded. All in favor, the motion carried (4-0).

DISCUSSION OF APPLICATION: WHITMORE, 86 OLD FARM ROAD, RELOCATION OF SEPTIC SYSTEM IN REGULATED AREA IN CONJUNCTION WITH POOL CONSTRUCTION (PALMER)

Mr. Palmer came forward to present the application on behalf of the owners. He stated that there were three requests from the walk, one was the construction sequencing which has been submitted and he also checked on the FEMA website and the property is not in a flood plain. Mr. Failla posed a question regarding the gully in the rear of the house behind the driveway.

Mr. Palmer then described the construction sequencing and noted that they will be bringing in about 50 – 100 yards of fill. Discussion ensued regarding the limit of disturbance line and vegetative buffer.

Discussion of the application was suspended until later in the meeting.

DISCUSSION OF APPLICATION: SZABO 9 SILVER RIDGE COMMON, TENNIS COURT

Mr. Szabo came forward to present the application. He explained that he is trying to close on the sale of his property and it is conditioned on whether or not the new owners can put in a tennis court, so he is looking for a conditional approval. He noted that the questions posed on the walk

have been answered by the tennis court people and he submitted that for the Commission's review. He also explained that he does not have an A-2 survey yet and the new owners will get that in August when they arrive from England. Mr. Failla noted that there is a concrete wall that needs to be built and they will need to excavate for the footings. Ms. Minter commented that the construction company needs to show where the court is going and where the wall is, how steep the grade is and how much fill is required.

MOTION FOR APPROVAL

Mr. Schwarz made a motion to conceptually approve the proposal for a tennis court as shown on a plan prepared by Todd Romagna and received by the Health Department on 7/10/12, 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 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. An A-2 survey is to be submitted and the new owners are to return to the September meeting with the requested information.

Mr. Failla seconded the motion. All in favor, the motion carried (4-0).

DISCUSSION: 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].

Larry Beausoleil came forward explained that the plan is to stick to the original approved plan for creating wetlands and they will do whatever they need to do to accomplish that. They will return at the September meeting with detailed plans.

DISCUSSION OF APPLICATION: WHITMORE, 86 OLD FARM ROAD, RELOCATION OF SEPTIC SYSTEM IN REGULATED AREA IN CONJUNCTION WITH POOL CONSTRUCTION

Mr. Palmer returned with the limit of disturbance line and vegetative buffer indicated on the plan.

MOTION FOR APPROVAL

Mr. Schwarz made a motion to approve the application for 86 Old Farm Road for relocation of a septic system as shown on plans prepared by James R. Palmer, P.E. dated 6/26/12 and revised 7/31/12, 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.

J. The applicant agrees to present the Conservation Planner with a plan to take care of the discharge from the house which is currently running onto the upper driveway.

K. A plan for a 20 ft. planting buffer will be submitted for review and approval by the Conservation Planner.

L. The construction sequencing is to be noted on the submitted plan.

Ms. Minter seconded the motion. All in favor, the motion carried (4-0).

MOTION TO ADJOURN

Mr. Schwarz made a motion to adjourn the meeting and Mr. Spaulding seconded. All in favor, the meeting adjourned at 8:49 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary