

MEMBERS PRESENT:

Vice-Chairman, Catherine Minter, Michael Zegers, Robert Turner, Chris Spaulding, James Smith, Ted von Rosenvinge

Ms. Minter opened the September 18th meeting of the Weston Conservation Commission at 7:30 p.m.

RECEIPT OF APPLICATIONS:

- Makowski, 8 Hillside Road South, wetlands restoration plan

MOTION FOR RECEIPT

Ms. Minter made a motion to receive the application of Makowski, 8 Hillside Road South, and Mr. Spaulding seconded. All in favor, the motion carried (6-0).

DISCUSSION OF APPLICATION: BABSON/SMITH, 49 OLD STAGECOACH ROAD – SEPTIC REPAIR

Larry Edwards, P.E. came forward on behalf of the owners and noted that he had revised plans based on comments that were discussed on the site walk. He presented the revised plans for review noting that there are no major changes, just some minor ones that the Commission requested. Mr. Edwards explained that the Health Department has determined that the existing septic system has failed because it is sitting in water. They had the wetlands marked on site and found a small area of dry land which would be suitable for the new system. It is located in the southeast portion of the property on high, wooded, good soils. Mr. Edwards further noted that the new tank will be located 35 ft. from the wetlands. The Health Department has signed off on the new system. James Mondo from Mondo Septic also came forward to answer any questions and discussed the access and quick installation. Discussion ensued.

MOTION FOR APPROVAL

Ms. Minter made a motion to approve the application for Babson/Smith, 49 Old Stagecoach Road, as shown on plans prepared by L. Edwards and Associates dated 7/24/14 and revised 9/18/14, subject to the standard A-I Conditions and Condition J. Installation of a double silt fence with hay bales in the middle to the satisfaction of the Conservation Planner. Mr. von Rosenvinge seconded the motion. All in favor, the motion carried (6-0).

DISCUSSION OF APPLICATION CONT.: C. MONTANERO, WAMPUM HILL ROAD, CONSTRUCTION OF A DRIVEWAY ACROSS WETLAND AREA (LANDTECH)

Pete Romano, from Land Tech, representing the applicant came forward to discuss. He explained that the property traverses Wilton and Weston and the majority of the activity in the wetlands is in Weston. There is currently an old driveway and the intent is to use that for access to the other two lots. Mr. Romano explained that they would use standard wetlands crossing

used in Weston before. He further noted that they have greatly reduced the activity and limited it to 250 sq. ft. and the rip rap has been eliminated. Mr. Romano then described how the driveway would be constructed and noted that it will be 12 ft. wide with 2 walls along the edges. Discussion ensued. Following discussion, the matter was continued to the next meeting.

DISCUSSION OF APPLICATION: RECHNER, 95 NEWTOWN TPKE. PARTIAL RENOVATION/NEW CONSTRUCTION

Pat Miller from Residential Design, came forward representing the owner. She explained that the existing conditions don't warrant renovation, there is mold and mildew so they would like to remove that portion down to foundation. The other area will be a partial renovation with the majority of the first floor walls not being removed. She noted that the average distance from the wetlands is 50 ft. They also have Health Department approval for the new septic system. Discussion ensued. Following discussion, the following motion was made:

MOTION FOR APPROVAL

Mr. von Rosenvinge made a motion to approve the application for Rechner, 95 Newtown Turnpike as shown on plans prepared by Leonard Surveyors LLC dated 7/29/2014, subject to the Standard Conditions A-I, and additional Conditions J. applicant will install a double silt fence with hay bales in between subject to approval by Conservation Planner; and K. submission of a runoff management plan submitted to the Conservation Planner for approval prior to construction. Mr. Zegers seconded the motion. All in favor, the motion carried (6-0).

DISCUSSION OF APPLICATION: ZIELINSKI, 38 WEST BRANCH, GARAGE (ANN DAY)

Ann Day, architect, came forward representing the owners. She explained that they had revised the plans and reduced the size of the structure. There was discussion regarding how the additional runoff would be handled and she indicated the location of stockpile. After some additional review and discussion, the following motion was made:

MOTION FOR APPROVAL

Ms. Minter made a motion to approve the application for a two car garage as shown on plans prepared by Ann Day Architects dated 9/5/2014, subject to the Standard Conditions A-I, and additional Conditions J. Applicant will install a double silt fence with hay bales in between subject to approval by the Conservation Planner; and K. Applicant will submit a plan to manage the roof drainage and indicate where drains will go, subject to review and approval by the Conservation Planner. Mr. Zegers seconded the motion. All in favor, the motion carried (6-0).

APPROVAL OF MINUTES

Mr. Spaulding made a motion to approve the Minutes from the August 14, 2014 regular meeting and Mr. Smith seconded. All in favor, the motion carried (6-0).

DISCUSSION/DECISION: PROPOSED SETTLEMENT OF LITIGATION, TOWN V. SARFRAZ

Attorney John Albright, representing the Sarfrazes, came forward to discuss the matter. He noted that this has been an ongoing matter for many years and his clients are willing to work with the Town and come up with a solution that is within their means. They would like to present a plan for remediation without having to remove all the fill. They have been working

with Town Counsel on reasonable measures to remove fill, and submit a plan that is acceptable to the Commission with the estimation that on or before 9/30/19 they will complete the remediation. Attorney Albright noted that there are no runoff issues and the ground is stable. Mrs. Sarfraz stated that they got the impression after the last meeting that they had no other option but total removal. Following a brief discussion, the Commission voted to enter Executive Session.

MOTION TO ENTER EXECUTIVE SESSION

Ms. Minter made a motion to enter Executive Session for the purpose of discussing pending litigation and Mr. von Rosenvinge seconded. The Commission entered Executive Session at 10:00 p.m.

MOTION TO RE-ENTER REGULAR SESSION

Ms. Minter made a motion to re-enter Regular Session and Mr. von Rosenvinge seconded. The Commission re-entered Regular Session at 10:35 with no decisions having been made.

MOTION TO ADJOURN

Ms. Minter made a motion to adjourn the meeting and Mr. Zegers seconded. All in favor, the meeting adjourned at 10:40 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary