

CONSERVATION COMMISSION MINUTES FOR SEPTEMBER 19, 2013 PAGE #13-57

MEMBERS PRESENT:

Chairman, Ed Schwarz, Vice Chairman Tom Failla, Catherine Minter, Chris Spaulding, Robert Turner, Michiel Zegers and Ted von Rosenvinge

Meeting on digital recording dated 9/19/13

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

DISCUSSION OF APPLICATION CONT.: HENSINGER, 24 LAUREL LAKE WEST, NEW BARN TO REPLACE EXISTING GUEST COTTAGE (PARKER)

Ed Parker, architect came forward to present the application. He explained that they have been before the Zoning Board of Appeals and obtained a variance for the location of the barn. He also noted that the size of the barn had been reduced from the original presented plan and it has moved 6 ft. further away from the wetlands. Mr. Zegers questioned whether there would be any plumbing in the barn and Mr. Parker explained that there would not be because the septic system cannot be utilized due to its size. Discussion ensued.

It was discussed that Mr. Parker should put in some type of cultek system to handle the runoff from the increase in roof area and he indicated that on the plan. Discussion continued.

Following discussion, the following motion was made:

MOTION FOR APPROVAL

Mr. Schwarz made a motion to approve the application for Hensinger, 24 Laurel Lake West, as shown on a site plan labeled T-1 dated 9/3/2013 date-stamped received by the Commission on 9/19/2013 at the meeting, 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. There is to be no plumbing in the barn. If the applicant wants to put plumbing in the barn in the future, they must return to the Conservation Commission for review.

Ms. Minter seconded the motion. All in favor, the motion carried (7-0).

DISCUSSION OF APPLICATION: STEIN, 18 GOODHILL ROAD, MODIFIED PLAN FOR PROPOSED GARAGE

Mr. Stein came forward to present the modified plan for the proposed garage. The Commissioners reviewed the plans with Mr. Zegers questioning where the gutters were. Mr. Stein indicated where they were on the plan and also indicated the silt fence location and detail on the plans. Discussion ensued.

Following discussion, the following motion was made:

MOTION FOR APPROVAL

Mr. Failla made a motion to approve the application for 18 Goodhill Road for a garage as shown on plans prepared by Joseph Matto, Architect dated 9/3/2013 and 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. Calculations for the Cultek should be submitted to the Conservation Planner for his review and approval.

Mr. Schwarz seconded the motion. All in favor, the motion carried (7-0).

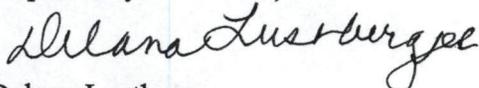
APPROVAL OF MINUTES

Mr. Schwarz made a motion to approve the Minutes from the July 18, 2013 meeting and Ms. Minter seconded. All in favor, the motion carried (7-0).

MOTION TO ADJOURN

Mr. Spaulding made a motion to adjourn the meeting and Ms. Minter seconded. All in favor, the meeting adjourned at 9:00 p.m.

Respectfully submitted,



Delana Lustberg
Recording Secretary