

PRESENT: Don Saltzman, Chairman; Paul Heifetz, Dan Gilbert, Stephan Grozinger
Katie Gregory, Ridge Young – Jane Connolly, Vice chairman absent.

Meeting on tapes 1-4 dated 9/22/08

The meeting was held in the Town Hall Annex –Conference Room – 24 School Road

REGULATIONS:

Subdivision Regulations:

Discussion of potential amendments by Consulting Engineer Cindy Baumann, Camp, Dresser & McKee, Inc., related to storm water and erosion control and illicit storm water discharges, at the request of John Conte, Town Engineer.

Ms. Baumann and John Conte, Town Engineer, were both present to discuss storm water and erosion control and illicit storm water discharges. The members are proposing revising the incremental runoff section in the Subdivision Regulations and also the Zoning Regulations for the Town of Weston.

Ms. Baumann handed out a document entitled “Stormwater Management Plan” dated December 14, 2007. Annual Report. She then stated that this annual report has been prepared in accordance with Section 6(i) of the State of Connecticut Department of Environmental Protection (CTDEP) General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4). The purpose of this report is to provide the CTDEP with an update as to: Minimal Control Measures, Stormwater monitoring date, Illicit discharge detection information obtained in 2007, Proposed activities for 2008 and Changes in measurable goal or dates.

A discussion followed on how the Commission could address zero incremental stormwater issues on individual lots in Weston with a proposed revised regulation. The Town Engineer felt that the Commission needed separate regulations to cover one lot and subdivisions. Also discussed was creating a check off list for criteria for the developers and the cost of a drainage analysis for a subdivision vs. a single lot. The drainage analysis for a subdivision and single lots would be less than adding calculations for same.

It was then discussed that the ordinance is perhaps in the wrong place and should be forwarded to the Board of Selectmen with a recommendation that it should be a Town Ordinance. Ms. Baumann was in favor of that. The Commission then felt that they would review the information and turn it into a Town wide ordinance. Ms. Baumann stated that she would be returning to Weston on other business and would be happy to consult again with the Commission.

Katie Gregory handed out an article from NEMO for the Commission members, entitled “Addressing Imperviousness In Plans, Site Design and Land Use Regulations”.

Because of time restrictions, the Commission decided to table this discussion until the end of the meeting.

DISCUSSION OF APPLICATION: LOT DEVELOPMENT – DR. T. BLOOM, LOT 2, 20 ASPETUCK GLEN, THORP SUBDIVISION – POOL (R.I. POOL)

Dan Gilbert walked the site and saw no problems and Paul Heifetz walked the site and felt the staking was not great.

Franco of R. I. Pool was present.

Don Saltzman passed out a draft of conditions for approval for the members and proceeded to go over it in detail.

MOTION TO APPROVE:

Don Saltzman moved that the Commission approve the modification of the original Lot Development Approval, dated November 20, 2006, per the site plan entitled “Zoning/Location survey Map of Property,” prepared by Walter H. Skidd – Land Surveyor L.L.C., dated August 21, 2008, revised to September 3, 2008, for the construction of a swimming pool, with conditions.

Seconded by Dan Gilbert. Vote in favor (6-0) Jane Connolly absent.

A copy of the Modified Lot Development approval is attached.

DISCUSSION OF APPLICATION: LOT DEVELOPMENT – RON AMANTE, LOT 6, 5 ASPETUCK GLEN, THORP SUBDIVISION, NEW HOUSE

Developer/Builder Ron Amante was present.

Dan Gilbert walked the site and Paul Heifetz tried to walk the site but was not happy with the staking.

Don Saltzman passed out a draft of conditions for approval for the members and proceeded to go over it in detail.

MOTION FOR APPROVAL:

Don Saltzman moved that the Commission approve the Lot Development Plan for 5 Aspetuck Glenn, per the site plan entitled “Proposed Site Plan Lot 6” prepared by L. Edwards Associates, LLC., dated September 22, 2008, for Elite Builders, LLC, subject to conditions.

Seconded by Dan Gilbert. Vote in Favor (6-0) Jane Connolly absent.

A copy of the conditions are attached to the minutes.

APPROVAL OF MINUTES:

Dan Gilbert moved that the Commission approve the minutes of September 18th, 2008. Seconded by Don Saltzman. Vote in favor (6-0) Jane Connolly absent.

Dan Gilbert moved that the Commission approve the minutes of September 8th, 2008 with corrections by Dan Gilbert. Seconded by Paul Heifetz. Vote in favor (6-0) Jane Connolly absent.

Stephan Grozinger left the meeting.

PROCESS FOR APPOINTMENT OF NEW SWRPA REPRESENTATIVE

The Commission members agreed to develop a list of criteria that the Commission would use to evaluate candidates for the Planning & Zoning SWRPA representative position. Also it was suggested that the members review the material Dan Wilder distributed at the July 21st, 2008, meeting regarding the position's responsibilities. This discussion will be on the October 6th agenda.

ZERO INCREMENTAL RUNOFF CONTINUED:

Don Saltzman moved that the Commission approve the following proposed modifications to the Subdivision Regulations:

Page 19, Article 3.3.1b, Page 30, Article 3.11.3b, Page 31, Article 3.11.4d and Page 32, Article 3.11.7b. Seconded by Katie Gregory. Vote in favor 5-0 Jane Connolly and Stephan Grozinger absent.

The Commission then continued their discussion on Stormwater and Zero Incremental Runoff revisions and approved the following to be forwarded to SWRPA and a public hearing, for an approval.

Page 19, Article 3.3.1b second paragraph, fourth line, delete "(for development on slopes of 20% or greater)

Page 30, Article 3.11.3b third line, replace "standard criteria adopted by the Commission" with "standard criteria contained in the Connecticut Department of Transportation Drainage Manual, for hydrologic and hydraulic analyses"

Page 31, Article 3.11.4d fifth line, replace "Town of Weston Model Sedimentation and Erosion Control Plan" with "Connecticut Department of Environmental Protection Stormwater Quality Manual"

Page 32, Article 3.11.7b tenth line, add "in accordance with the Connecticut Department of Transportation Drainage Manual" after the words "runoff analysis"

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval on 10/6/08