

Weston Conservation Commission Walk Notes 8a Oct. 4, 2025 [DRAFT]

Commission Representatives Mary Francois, Abigail Squance and staff Tom Failla; Note: S. Schlechter also walked the sites separately later in the morning and reviewed these notes.

23 Riverbank – Demolish existing house and construct new single-family residence, driveway, hardscape, septic system and storm water management system. Group walked the property on their own. Tom Nelson arrived at 8:15a as group were in their cars driving away to next location. Following are comments/questions that arose either to be addressed in plan revisions before and/or discussion at the Oct 16 meeting:

1. Additional details needed on demolition sequence and control of erosion and debris given proximity of current structure to steep slopes down to wetlands and river.
2. How much excavation needs to take place on the property and recontouring of topography.
3. Specifics on mature tree removals and replacement plan
4. Provide a comparison and calculations of existing and proposed impervious conditions.
5. Report on the storm water management plan with calculations to be submitted
6. Explain deed reference no. 6 to rights of others to access river across property and what constraints it places on the site development plan during and post demolition/construction.

144 Steep Hill – In ground swimming pool with patio, related equipment and stormwater management system. Group walked the property and were met before leaving by property owner Elena Haliuhan. Following are comments/questions that arose either to be addressed in plan revisions before and/or discussion at the Oct 16 meeting:

1. Finished grade of proposed pool coping and patio and height of retaining wall need to be provided. Cross section diagram through pool, patio and retaining wall would help.
2. Provide plan for protection during construction for ornamental trees and shrubs that are to remain and plan to restore construction access area.

446 Newtown Tpke – Convert existing garage to workshop and build a new garage in the hillside behind the existing garage and construction of an ADU above the new garage, replacement of driveway with a permeable “TrueGrid” system and removal of a former six bay garage slab and possible contaminated soil underneath. The group was met by the property owner Justin Donovan. Following are comments/questions that arose either to be addressed in plan revisions before and/or discussion at the Oct 16 meeting:

1. Proposed Jan 3, 2025 plot plan needs to be revised to show erosions and sedimentation controls along length of driveway, demolition and construction areas to protect nearby wetlands and pond.
2. In addition, recontour lines post project completion need to be shown on the plan around the project area including the workshop conversion, the proposed new garage, ADU and driveway leading to the new structure.
3. Provide a storm water management plan with calculations to take into account new and removed impervious surfaces and how water volume and quality will be addressed in relation to impacts on the wetlands and pond.
4. Note deed restriction No. 9 preserving natural character wetlands and buffer zones.

5. Detailed plan needed for slab removal, soil testing and removal. Note Weston Conservation Commission proceedings in 2004 and 2005 and Leggett, Brashears and Graham Professional Groundwater and Environmental Engineers reports on contamination and remediation at the site involving the Connecticut Department of Environmental Protection Bureau of Waste Management Oil and Chemical Spill Division.(for details see Weston Conservation Commission page on the town website + Oct 16 meeting placeholder for 446 Newtown Tpke under Documents <https://www.westonct.gov/government/boards-commissions/appointed/conservation-commission>
6. Regarding item 5 the property owner intends to retain EnviroShield for assistance with this and based on the earlier LBG analysis and reporting the property should also contact about what permits may be needed from the Connecticut Department of Energy & Environmental Protection, Bureau of Water Protection and Land Reuse, Remediation Division (DEEP) **(860) 424-3705**. <https://portal.ct.gov/deep/remediation--site-clean-up/remediation-standard-regulations/remediation-standard-regulations-main-page>
7. Property owner stated his engineer may not be able to provide updates and revisions for the Oct 16 meeting in which case the matter can be continued to the Nov. 20 meeting within the 65 day review period and the owner can request an extension for up to another 65 days if needed.
8. The property also asked if he could proceed with the slab removal in the meantime. A detailed plan is needed before the Commission can act on that part of the application. Note, additional permits may be needed from Conn. DEEP and other jurisdictions such as health. Property owner advised to retain environmental engineer to assist him with this aspect of the project. For alternatives to EnviroShield Contact: The Environmental Professionals' Organization of Connecticut (EPOC). <https://www.epoc.org/> P.O. Box 176, Amston, CT 06231-0176 **Seth Molofsky**, Executive Director Phone: (860) 537-0337, Fax: (860) 603-2075

7 Brookwood – A. Squance and T. Failla visited this address which is undergoing a wetlands restoration under permit CC-25-06. The property owner's agent and monitor Tom Ryder has filed project progress reports (Aug, 13, 27, Sept. 4, 11 and 18) as required and is at a point where all items are closed, except for annual reviews due Nov. 30, 2026, 2027 and 2028 to assure the restoration is taking hold. It is recommended that the commission at the Oct. 16 meeting discuss whether, based on the Ryder reports and the observation Oct. 4, that it agrees the restoration items are satisfactorily completed and what it expects for continued long-term management/maintenance strategies based on Ryder's recommendations in his letter Aug. 14 (item 3) 1 no mow natural succession, 2. Annual mow by hand with weed trimmer to six inches in late Oct. mid Nov, to suppress woody vegetation, 3. Check annually and remove by hand woody vegetation especially invasives. For now, this first year, mowing will take place.