

Town of Weston
Conservation Commission
Regular Meeting
October 16, 2025 7:30 p.m.

Conducted remotely via Internet and Telephone

MINUTES

Chairwoman Sarah Schlechter called the meeting to order at 7:30 PM. Present were Abigail Squance, Victor Escandon & Mary Francois. Also present were Dr. Tom Failla, Conservation Planner & Felippo Scandizzo, Recording Secretary.

Receipts:

Chairwoman Schlechter acknowledged receipt of application:
17 Briar Oak, Wetland restoration, Certoma [CC-25-15]

Discussion/Decision:

10 Broad, Request for nonregulated vegetation conservation ruling – Joseph

Steven Danzer, Ph.D. Soil Scientist & Wetland Scientist, requested approval for non-regulated invasive species removal. Dr. Danzer described a small-scale project targeting bittersweet, wineberry, Russian olive, & Phragmites. All work will be done by hand & no chemicals will be used. Conservation Planner Dr. Failla confirmed the activity qualified as non-regulated under Section 4.2A, allowing it to proceed without a permit. Commissioners extended the one-year timeframe to two years, noting Phragmites may require longer control.

Commissioner Squance made a MOTION to APPROVE the application for 10 Broad St, non-regulated activity under Conservation Regulation Section 4.2A, as described in the submitted plan, & to allow the work to proceed for a two-year period under the oversight of the Conservation Planner. Commissioner Escandon SECONDED; All in Favor. The MOTION CARRIED UNANIMOUSLY. 4/0/0

144 Steep Hill – Pool/patio – Haliuhan/Moch [CC-25-13-COM]

Aleksandra Moch, Soil Scientist, presented plans for a 15.5-by-35-foot pool, patio, & low retaining wall with an in-ground infiltration system for runoff. The pool would be placed in the only feasible area, avoiding wetlands, the septic system, the well, & a large magnolia tree to be preserved. The equipment pad was relocated for noise & zoning compliance, remaining over 200 feet from wetlands, & excavated soil would be removed immediately due to limited space. Engineer Wayne D’Avanzo confirmed runoff would be collected by a patio drain. The Commission required that the Coltec drainage system be installed within two months of pool completion.

Commissioner Francois made a MOTION to APPROVE the application for a pool & patio plan (revised 10/6/25) for 144 Steep Hill Road, subject to standard conditions A–H & 2-month timeline for installing the drainage system. Commissioner Squance SECONDED; All in Favor. The MOTION CARRIED UNANIMOUSLY. 4/0/0

23 Riverbank – Demolition/site development – Friedland/McChord [CC-25-14-COM]

Tom Nelson of McChord Engineering presented plans to demolish an existing home and build a new one farther from the steep slopes. The redesign adds a front-facing garage, shortens the driveway, and reduces impervious surface by 2,130 sq. ft. It includes a new septic system, well, & underground stormwater system to improve runoff control. A native planting plan will restore disturbed areas with shrubs, ferns, & meadow species. Erosion controls will stay in place until vegetation is established. The Commission recommended netting during demolition & fencing near the cliff edge afterward.

Chairwoman Schlechter made a MOTION to APPROVE the application for demolition & site redevelopment, by McCord Engineering Associates (dated Sept. 11, 2025, revised Oct. 14, 2025) & the planting plan, subject to standard conditions A–G. The Approval also requires that erosion controls remain in place until landscaping is fully established, as part of the site’s runoff management. Commissioner Francois SECONDED; All in Favor. The MOTION CARRIED UNANIMOUSLY. 4/0/0

446 Newtown Tpke – ADU; garage conversion; remediated slab – Donovan [CC-25-12-COM]

Homeowner Justin Donovan proposed removing an old concrete slab, converting a garage into a workshop, & building an ADU with in-ground garages. Dr. Failla explained that the slab covers a former car restoration site contaminated decades ago; it was capped after 2004–2005 remediation, but the owner now seeks safe removal. Mr. Donovan is working with an environmental consultant, & CT DEEP’s Solid Waste Division is reviewing the plan. The project includes a permeable TrueGrid driveway to offset new impervious area. The engineer is finalizing stormwater plans, pending DEEP guidance on slab removal. Chairwoman Schlechter made a MOTION to POSTPONE review of the application to November 20, 2025 meeting. Commissioner Escandon SECONDED; All in Favor. The MOTION CARRIED UNANIMOUSLY. 4/0/0

Permit Transfer:

98 Georgetown Road – Property transfer Hubli to Nova Development [CC22-02-COM]

The site development & wetlands permit for the property had originally been approved in January 2022, but due to a lawsuit, the permit’s duration was extended by 719 days, making it valid until April 4, 2029. The Commissioners confirmed that the request met the requirements of Regulation 11.9, which allows permit transfers provided the new owner submits written assurance of compliance.

Chairwoman Schlechter made a MOTION to APPROVE the Permit Transfer for 98 Georgetown Road. per regulation 11.9. Commissioner Francois SECONDED; All in Favor. The MOTION CARRIED UNANIMOUSLY. 4/0/0

Update

Dr. Failla provided updates to the Commissioners:

7 Brookwood: The restoration work is essentially complete, & the project will now move into the annual monitoring phase, with reports expected each fall through 2026–28. Dr. Failla & Commissioner Squance conducted a site visit, noting healthy vegetation growth & improvements to the wetland area. Consultant Tom Ryder has been submitting regular reports since August, including a final report for the current year.

45 Cedar Hills: Alexandra Moch confirmed that the project is underway & scheduled for completion by the end of the month. The work includes soil removal, reseeding, & planting. A progress report is expected in early November, with the goal of resolving this long-running project.

Approval of Minutes & Walk Notes:

Chairwoman Schlechter made a MOTION to APPROVE the Regular Meeting Minutes for September 18, 2025, & Walk Notes for October 4, 2025. Commissioner Squance SECONDED; All in Favor. The MOTION CARRIED UNANIMOUSLY. 4/0/0

Chairwoman Schlechter made a MOTION to ADJOURN the meeting. Commissioner Francois SECONDED; All in Favor. The MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Felippo Scandizzo

Recording Secretary