

Town of Weston
Conservation Commission

Regular Meeting

November 20, 2025 7:30 p.m.

Conducted remotely via Internet & Telephone

MINUTES

Chairwoman Sarah Schlechter called the meeting to order at 7:30 PM. Present were Annalise Cottone, Victor Escandon, Michael Lubell & Mary Francois. Also present were Richelle Hodza, Land Use Director & Filippo Scandizzo, Recording Secretary.

Receipts:

Chairwoman Schlechter acknowledged receipt of application:

10 Norfield Farm - ADU poolhouse out-kitchen, patios, walls, pool/spa - Pommerien [CC-25-16-COM]

7 Wedges Field - Addition & infiltration system - [CC-25-17-COM]

7 Old Redding - Installation of water wheel - Newhouse/Bannister [CC-25-18-COM]

6 Calvin - Addition, poolhouse, tennis court driveway hardscape etc.- Hellinger [CC-25-19-COM]

Discussion/Decision:

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

Homeowner Justin Donovan explained plans to remove an old impervious driveway & slab, install a fully permeable TrueGrid driveway, substantially reduce impervious surface area, & restore over 3,000 square feet of native plantings. He also noted the inclusion of a green roof & solar roof. Richard Lewis from EnviroShield, summarized past contamination from a former auto repair shop & described recent soil testing, which showed all results below regulatory limits. He outlined EnviroShield's plan to oversee slab removal, conduct follow-up soil sampling beneath it, & prepare a closure report. Commissioners asked questions about contamination history, grading, boulder reuse, snow storage, & construction sequencing.

Commissioner Francois made a MOTION to APPROVE the Site plan project at 446 Newtown Turnpike, Owner Justin & Gillian Donovan, developed by Cappa Site Consulting, LLC dated November 4th 2025, subject to standard conditions A–H & include planting plans. Additional Condition I, Homeowner contract with EnviroShield to complete the remediation of the slab, demonstrating the chain of custody of the slab and any contaminated soil underneath was removed and disposed in a legal and environmentally appropriate manner. Commissioner Lubell SECONDED; All in Favor. The MOTION CARRIED UNANIMOUSLY. 5/0/0

17 Briar Oak, Wetlands restoration, Certoma [CC-25-15]

Dean Martin of Grumman Engineering explained that during a prior site walk related to a septic system repair, the Commissioners observed that leaves had been blown into an on-site wetland. The current application proposes removing the accumulated leaves & installing a mitigation planting plan prepared by Alexandra Moch, including 39 native shrubs in the impacted area. Dean Martin also noted that septic system repairs are underway, silt fencing has been installed, & the new homeowner will ensure no future dumping in the wetlands.

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2026 Calendar Approval

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Recording Secretary

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