

Town of Weston
Conservation Commission

Regular Meeting
December 18, 2025 7:30 p.m.

Conducted remotely via Internet & Telephone

MINUTES

Chairwoman Sarah Schlechter called the meeting to order at 7:35 PM. Present were Annalise Cottone, Victor Escandon, & Mary Francois. Also present were Tom Failla, Conservation Planner & Felippo Scandizzo, Recording Secretary.

Receipts:

No Receipts.

Discussion/Decision:

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

Curt Lowenstein, Landtech Engineer, presented an application on behalf of the owner of 7 Old Redding Road for the installation of a new, water wheel on the downstream side of the Pfeiffer Pond dam. He explained that a water wheel existed at the site as part of the former grist mill, referencing a 1935 photograph, and that the new wheel would be installed in the same location as the original. The project includes new concrete foundations with a stone veneer, temporary cofferdam installation, and sediment and erosion controls during construction, which will occur only during low-flow periods. Access will use an existing gate, with no tree or stone wall removal. State agencies, including DEEP and the Army Corps of Engineers, have been consulted and raised no major concerns. The Commission requested minor plan updates, including a construction sequence, revised silt fencing, clarified access, and confirmation of low-flow timing.

Chairwoman Schlechter Francois made a MOTION to APPROVE the application at 7 Old Redding Road, Landtech plans dated November 12, 2025, Race Coastal Engineering plans dated October 6, 2025, Architectural plans for the Old Grist Mill at Pfeiffer Pond by David Scott Parker Architects, dated May 14, 2024 and Standard permit conditions A–J. Additional conditions require submission of an updated plan showing the correct construction access, a construction sequence, revised erosion and sediment controls including a double silt fence with hay bales and Construction to occur during a low-flow period, late summer or early fall. Commissioner Francois SECONDED; All in Favor. The MOTION CARRIED UNANIMOUSLY. 4/0/0

7 Wedges Field - Addition and infiltration system – Selden [CC-25-17-COM]

Curt Lowenstein, Landtech engineer, presented an application on behalf of the owner of 7 Wedges Field for a 900-square-foot residential addition. The work is entirely outside the 100-foot wetland review area but upslope from wetlands associated with the Saugatuck River. No new septic system is proposed, and the existing system has Health Department approval. Stormwater from the addition will be managed with an underground infiltration (Coltec) system designed to meet 50-year storm standards. Erosion controls will be installed, including upgraded silt fencing. Yard waste near wetlands will be removed by hand, and an existing drainage pipe outlet will be stabilized with stone riprap and vegetation.

Commissioner Francois made a MOTION to APPROVE the application for 7 Wedges Field, Landtech site development plans including the zoning location survey, Architectural drawings prepared by Cerrone Architects, Standard conditions A through K, Submission of an updated site plan showing a construction sequence, Revised silt fence details, installation of stone riprap at the outlet of the existing drainage pipe,

hand removal of yard waste near the wetlands and installation of the Coltec stormwater infiltration system within 6 months of completion of the building construction. Commissioner Escandon SECONDED; All in Favor. The MOTION CARRIED UNANIMOUSLY. 4/0/0

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

Curt Lowenstein, Landtech engineer, presented an application on behalf of the owner of 10 Norfield Farm for site improvements including a new ADU, pool, pool house, patios, outdoor kitchen, grading, retaining walls, and drainage upgrades. The property is fully developed, served by well and septic, and located upslope from off-site wetlands; all work is outside the 100-foot wetland review area. The project retains the existing septic system with additional tanks for the ADU and pool house, installs a dry hydrant connected to the pool and replaces the existing drainage with two underground infiltration systems designed to modern stormwater standards. The improvements capture runoff from both new and existing impervious areas and reduce peak runoff rates compared to existing conditions. The applicant confirmed retaining walls, limited tree removal, restoration of disturbed areas, and erosion controls.

Commissioner Francois made a MOTION to APPROVE the application for 10 Norfield Farm, site development plans prepared by Landtech, dated August 25th 2025, the Zoning and Location Survey, Architectural plans by Chapman Design Associates for pool and patio, ADU, Standard conditions A through G, Submission of revised plans showing the dry hydrant, Installation of the new drainage system at the start of construction upon removal of the existing drainage system, Submission of a construction sequence, Confirmation that a structural engineer will design the retaining walls, Hand removal and off-site legal disposal of yard waste with future yard waste also removed off-site. Commissioner Cottone SECONDED; All in Favor. The MOTION CARRIED UNANIMOUSLY. 4/0/0

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

Harry Rocheville, McCord engineering, presented an application on behalf of the owner of 6 Calvin Rd, resented the proposed property improvements. The 7-acre site includes 3 acres of wetlands. Proposed work includes shifting the driveway for better access, adding a three-car garage and permeable parking court, repairing terraced retaining walls, building a pool house, and installing a tennis court. Updates to the septic and stormwater systems will improve runoff management and protect wetlands. Construction will follow a careful sequence to minimize disturbance and preserve trees. Mr. Rocheville confirmed that the recently built garden and bridge do not negatively impact the wetlands and addressed questions regarding wall construction, machinery access, and earthwork.

The Commission reviewed the property's driveway, walls, entrance, and wetlands features. They confirmed minor grading for the new driveway, temporary construction measures, and runoff management. Low stone walls with pillars and lighting were proposed, with a request to move them farther from the wetlands and extend silt fencing. A previously installed bridge and garden in the wetlands were discussed, and retroactive approval was considered, pending documentation of construction and environmental impact. The Commission requested a detailed construction sequence, electrical line placement, and sketches for contractors.

Chairwoman Schlechter made a MOTION to TABLE the application until the next meeting on January 22nd, 2025. Commissioner Escandon SECONDED; All in Favor. The MOTION CARRIED UNANIMOUSLY. 4/0/0

Approval of Minutes & Walk Notes: Chairwoman Schlechter made a MOTION to APPROVE the Regular Meeting Minutes for November 20, 2025. Commissioner Cottone SECONDED; All in Favor. 4/0/0

Chairwoman Schlechter made a MOTION to APPROVE Walk Notes for December 6, 2025.
Commissioner Francois SECONDED; All in Favor. The MOTION CARRIED UNANIMOUSLY. 4/0/0

Commissioner Escandon made a MOTION to ADJOURN the meeting. Commissioner Cottone
SECONDED; All in Favor. The MOTION CARRIED UNANIMOUSLY. 4/0/0

Respectfully Submitted,

Felippo Scandizzo

Recording Secretary