

**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 7:31PM. Present were board members Barbara Cleland Salko, Michael Lubell, Malcolm Kemeny, Victor Escandon, Abigail Squance & Mary Francois. Also present were Tom Failla, Conservation Planner & Patricia Manea, Alternate Recording Secretary.

**Welcome:** New Commissioner Barbara Cleland Salko for term ending Dec. 31, 2029  
The board acknowledged and welcomed the new member to the board.

**Receipts**

Chairwoman Schlechter acknowledged receipt of application:

24 Powder Horn – restoration of unpermitted activity – Cohen/Puttock CC-26-06-COM

67 Good Hill – pool house with one bedroom – Carpenter/Kenny CC-26-07-COM

**Discussion/ Decision**

**40 Weston – New house construction – Shrager/Giorlando [CC26-01-COM]**

Justin Giorlando, P.E., of Force Engineering, presented revised plans to rebuild a fire-destroyed home at 40 Weston Road. The proposed two-and-a-half-story house will be constructed in approximately the same location, with a slightly smaller footprint and a detached carport. Grading and fill are required to comply with current zoning height limits and to prevent the walkout basement from counting as an additional story. Retaining walls are proposed to minimize impacts near the lake.

A new stormwater management system—including infiltration systems, catch basins, a water quality swale, and a level spreader—is proposed and represents a significant improvement over prior unmanaged runoff. The system meets regulatory standards and was analyzed against pre-development conditions. The septic system will be upgraded, and the driveway will remain generally in the same location, with minor modifications. A conservation seed mix is proposed for buffer areas, and additional landscaping will be provided.

The Commission discussed installation timing for the stormwater systems and added a condition requiring all infiltration systems to be installed within six months of completion of the structure.

Vice Chairwoman Francois made a motion to approve the site plan for a new home at 40 Weston Road, prepared by Force Engineering for the Shrager family, consisting of two drawings (Pages 1 and 2), dated December 23, 2025. Approval is subject to standard conditions A–G, plus the additional condition that all stormwater infiltration systems be installed within six months of completion of the structure. The motion was seconded by Commissioner Kemeny. All in favor. Motion passed unanimously, 7/0/0.

**12 Old Mill Rd – Structural replacement of supports and deck – Siguenza/Moch [CC26-02-COM]**

Aleksandra Moch, along with structural engineer Hong McConnell, represented the owners. Ms. Moch proposes renovations to a porch structure located near a pond, river, wetlands, floodway, and the 100-year flood zone. The work includes replacing the roof, selected walls and screens, portions of decking, and the structural support system.

Temporary emergency supports were previously installed to prevent collapse. The plan is to replace nine primary supports and related beams, as needed. Two additional temporary supports at the corner over the water are not part of the permanent design and may be removed if required. The final system will cantilever over the water

without touching it. Ms. McConnell explained that some existing sonotube footings may not rest on solid rock; these will be tested and replaced only if necessary. Work is expected to have minimal impact on the waterway. Construction will include erosion controls (coir wattle barriers), designated access and staging areas, limited excavation, and careful material handling to avoid encroachment into wetlands or the floodway. Temporary structural supports will be installed before removing any existing elements. The scope of work is being kept to the minimum necessary due to flood zone substantial improvement limits (the 50% rule).

As part of the project, the applicant also proposes wetland restoration by removing invasive species such as Japanese knotweed and mugwort along the riverbank. Ms. Moch also proposed planting 42 switchgrass plugs in the riverbank area to improve stabilization following removal of invasive species. Work will be conducted during low-flow conditions.

Commissioners expressed concern regarding the level of uncertainty in the scope of work, particularly related to the extent of sonotube replacement, excavation methods, temporary structural supports, and debris protection. Ms. Moch agreed that work will occur during low-flow conditions, with erosion and debris controls in place. Dr. Tom Failla will meet with the contractor to review protective measures (including netting and sediment controls) and oversee compliance. Progress updates will be provided to the Commission.

Commissioner Lubell made a motion to approve the application as presented, subject to standard conditions A–H, involvement of Dr. Failla to coordinate contractor oversight and wetland protections, and receipt of project updates. Chairwoman Schlechter and Vice Chairwoman Francois opposed the motion. The motion carried, 4/2/0.

### **126 Valley Forge – Retrospective land clear and grading – Linke/Moch [CC26-03-COM]**

Aleksandra Moch, Wetland and Soil Scientist, presented an after-the-fact application for work conducted within the upland review area. The site includes steep slopes, a man-made pond, and proximity to the Saugatuck River. The property owner previously conducted regrading, relocated excavated material downslope, reconstructed a stone wall along the pond's edge (functioning as a retaining wall), and reinstalled a floating fountain to improve pond aeration. Soil investigations determined that no fill was imported to the site, though material was moved on-site. A planting plan was submitted to mitigate disturbance within the upland review area.

The proposed restoration includes establishing a vegetated wetland buffer around the pond with herbaceous plantings to stabilize slopes and filter runoff; installation of six new trees, additional shrubs, and plantings along the riverbank; and maintenance of a limited view corridor.

The Commission discussed planting timing and monitoring. Commissioner Squance made a motion to approve the Wetland Buffer Restoration Plan dated January 12, 2026, subject to standard conditions A–H, with the additional requirement that planting occur in the fall and that a monitoring update be provided in late spring to confirm plant establishment. Commissioner Lubell seconded the motion. The motion passed unanimously, 7/0/0.

### **36 River – Lot development for single family residence – Wiehl/Rocheville [CC26-04-COM]**

Harry Rocheville of McCord Engineering presented the application to construct a new three-bedroom single-family home on a challenging site located almost entirely within the FEMA 100-year flood zone near the Saugatuck River. To minimize ground disturbance and flood risk, the house will be built on stilts/piers rather than a traditional foundation. Access will be provided via an elevated driveway bridge and a pedestrian walkway. The proposal includes stormwater management through a one-foot-deep rain garden designed to capture runoff from the roof and driveway and blend into the natural landscape. The owners intend to maintain the site's natural character.

Key components of the landscape plan include management of three habitat zones: the forest edge along the river, a central meadow, and the forest/home site near the road. The plan proposes 30 new trees and nearly 100 shrubs and groundcovers to restore habitat and provide privacy screening from the southern neighbor. Invasive species control will focus on removing invasive vines and shrubs while maintaining the meadow with mowed trails.

Commissioners expressed concern regarding the tight nature of the site for construction vehicles. The applicant explained that a temporary construction driveway will be installed first to keep vehicles off the neighboring private road. The house is planned to be net-zero, utilizing an electric radiant heating and cooling system and solar panels. No underground fuel tanks will be permitted in the floodplain. The applicant acknowledged that

DPW road opening permits will be required and that coordination with local police for traffic control will occur during initial driveway construction.

Chairwoman Schlechter made a motion to approve the application prepared by McCord Engineering Associates, dated January 13, 2026, and the Wetland and Buffer Habitat Enhancement Planting Plan prepared by William Kenney Associates. Ms. Francois seconded the motion. The motion passed unanimously, 7/0/0.

### **10 Hills End – Lot development single family residence – Kelley/Rocheville [CC26-05-COM]**

Harry Rocheville presented an application for new construction. The property previously received approval for a different house under a prior owner; that project did not proceed. The current proposal is for a smaller home that maintains the same general site layout, including septic system location, driveway access, and limit of disturbance. No work is proposed beyond the existing stone wall, which will remain as a buffer to the wetlands.

The revised plan includes a pool and underground stormwater detention systems. The applicant demonstrated that all impervious surfaces will be captured and directed to underground detention systems, providing infiltration and a net decrease in runoff compared to existing conditions, including up to the 50-year storm event.

The Commission discussed stormwater routing in detail, including roof leaders, driveway drains, and footing drains, all of which will discharge to the underground detention systems.

Mr. Escandon made a motion to approve the application for new construction at 10 Hills End, prepared by McCord Engineering Associates, dated January 15, 2026 (Sheets 1–2), subject to standard conditions A–H and the additional condition that all stormwater filtration systems be installed within six months of competition structure. Ms. Francois seconded. The motion passed unanimously, 7/0/0.

### **Approval of Minutes**

Chairwoman Schlechter made a motion to approve the revised minutes for the regular meeting of December 18, 2025, and the minutes from the regular meeting of January 22, 2026. Vice Chairwoman Francois seconded.

Commissioner Escandon abstained from voting on both sets of minutes because he was not present.

Commissioner Lubell abstained from voting on the January 22, 2026 minutes due to missing part of the meeting because of computer problems.

All in favor.

Revised December 18, 2025 minutes: 5/0/2

January 22, 2026 minutes: 4/0/3

### **Approval Walk Notes**

Chairwoman Schlechter made a motion to approve the walk notes from February 14, 2026. Commissioner Squance seconded. All in favor. The motion carried unanimously. 7/0/0

Hearing no further discussion, Chairwoman Schlechter made a motion to adjourn the meeting. Vice Chairwoman Francois seconded; All in Favor. The motion carried unanimously 7/0/0

Respectfully Submitted,

Patricia Manea - Alternate Recording Secretary