

Town of Weston
Conservation Commission
Regular Meeting
March 19th, 2026 7:30 p.m.

Conducted remotely via Zoom & Telephone

MINUTES

Vice Chairwoman Mary Francois called the meeting to order at 7:30 PM. Present were Abigail Squance, Barbara Cleland Salko, Malcolm Kemeny, Victor Escandon & Michael Lubell. Also present were Tom Failla, Conservation Planner & Felippo Scandizzo, Recording Secretary.

Receipts: Vice Chairwoman Francois acknowledged receipt of applications:

20 Katydid - Site Development -20 Katydid LLC/Surges - CC 26-08-COM

47 Stagecoach - Unattached Garage/2nd Floor Room, Schottmuller/Peak Eng., CC-26-09-COM

Discussion/Decision:

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

Marcus Puttock, Engineer representing Godfrey Hoffman Hodge LLC, presented a proposal to restore a disturbed wetland and upland area caused by the unpermitted placement of non-native fill. He explained that soil and debris, including three piles of fill and displaced stone, would be removed, the land regraded to its natural condition, and replanted with appropriate native vegetation. A soil scientist would oversee the restoration process. Commission members asked questions regarding the extent of the disturbance, removal methods, timing, and site conditions. Concerns were raised about the use of machinery in sensitive areas, the need for a clear timeline to ensure successful planting, and verification of drainage features on the property. It was clarified that the disturbance was recent, work had ceased upon notification, and erosion controls had been installed. The commission emphasized completing the restoration within an appropriate seasonal window and discussed setting a firm deadline.

Vice Chairwoman Francois made a MOTION to APPROVE the application for site improvement project at 24 Powderhorn Hill, the plan prepared by Marcus Puttock, PE LS Godfrey Hoffman Hodge, LLC dated 12/23/25. Subject to the standard conditions A through G. The additional condition that the work is supervised by the Soil scientist, Work to be completed by the end of October 2026. A pre-construction meeting is required between the soil scientist, Tom Failla, and the contractor. Commissioner Lubell SECONDED; Victor Escandon ABSTAINED. The MOTION PASSED. 5/0/1

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

Kenny Anderson, Architecture, presented a plan to the Commission for proposed renovations to existing pool area. The project included removing and relocating an existing pool cabana farther from a large tree, constructing a new cabana with amenities (including bathrooms, a kitchenette, and a flexible-use room), refurbishing the pool, and replacing surrounding pavers without expanding the footprint. The proposal included rebuilding an existing stone wall and fence, replacing pool equipment and a propane tank, installing a new septic system while abandoning the old one, and adding a parking area surfaced with crushed oyster shell. A new drainage system was also planned to manage runoff from the updated structures and surfaces. The design aimed to minimize environmental impact, preserve mature trees, and avoid expanding impervious coverage beyond what was necessary. Commission members asked questions about the intended use of the cabana, parking, drainage, construction access, and septic decommissioning. Clarifications were provided that the structure was not intended as a separate dwelling, that parking would be limited, and that proper drainage and environmental safeguards would be in place.

Commissioner Squance made a MOTION to APPROVE the application for the pool house at 67 Good Hill, Prepared by J Edwards & Associates. Revised March 17th, 2026. The stormwater drainage report dated March 17th, 2026. Subject to the standard conditions A through G. Vice Chairwoman Francois SECONDED; All in Favor. The MOTION PASSED. 6/0/0

Approval of Minutes (Revised) & Walk Notes:

Commissioner Lubell made a MOTION to APPROVE the Regular Meeting Revised Minutes for February 26, 2026. Commissioner Squance SECONDED; All in Favor. The MOTION PASSED. 6/0/0.

Vice Chairwoman Francois made a MOTION to APPROVE the Walk Notes for March 7, 2026. Commissioner Lubell SECONDED; All in Favor. The MOTION PASSED. 6/0/0.

Commissioner Lubell made a MOTION to ADJOURN the meeting. Vice Chairwoman Francois; All in Favor. The MOTION PASSED. 6/0/0

Respectfully Submitted,
Felippo Scandizzo
Recording Secretary