

Commission Representatives Victor Escandon, Malcolm Kemeny and staff Tom Failla

47 Old Stagecoach The group was guided by Tom Quinn, engineer and Kate Throckmorton, landscape architect and property owner Steve Schotmuller. The garage includes a low ceiling walk out under the cars and storage area above. Silt fencing will be provided up hill of the project area to divert sheet flow from hillside. Silt fence will also protect the wetland pocket below the project area, Infiltrator and a planting plan buffer is proposed to provide to mitigate effects on the wetland. The wetland is part of a natural drainage system to flows across 49 Old Stagecoach into a swamp and pond area at 51 Old Stagecoach and eventually into a stream that flows under the road and Valley forge and into the Saugatuck River. Yard waste accumulated around the edge several feet into the wetland will be removed as part of the project. A large oak tree with trunk rot and damage will be removed and electric utility will be place underground. Question: Will all the excavated material be used for backfilling. or if not, where will the material go?

20 Katydid – Builder Tom Sturges guided the group. The site development is the second parcels of two developed on the 16 Katydid property owned by Robert Turner, a longtime volunteer member of boards in town going back to the late 1950s. The parcel was a 2.5-acre woodlot down a steep hill from the main house and small cottage. A new house has already been built on the Turner homestead. The group walked past the construction site and to a central area cleared for construction of 20 Katydid. The parcel is encircled with a stonewall on the north, west and south sides and a double silt fence has already been erected around the cleared area. In the NW corner of the parcel, there is a wetland, approximately 480 sf, associated with wetlands connected to Davidge Brook that flows along Good Hill and eventually toward Glenwood into Beaver Brook and the Saugatuck River. The Commission is reviewing the project because of the steep grade and natural drainage to a brook and associated wetlands along upper Goodhill Road. Extensive re-grading is planned for the 16 Katydid portion of the access covering about 0.36 acres and on 20 Katydid covering about 0.39 acres. Post construction woods with replanting will be about 1.42 acres, grass 0.46 acres and meadow 0.26 acres. Impervious surfaces treated with infiltrators will cover 0.12 acres of roof, pool and patio and 0.15 acres for driveway and parts of meadow areas. Questions: 1. Will there be a replanting plan to restore wooded areas and provide wetland buffer? How much fill will be needed for the regrading and where will be sourced.

#### 47 Old Stage Coach



Approach looking east, tree to be removed



Reverse looking west Utility pole for U/G wire



Garage location looking SW



Garage location looking SE



Septic area on hillside to N.



Silt fence to divert hillside flow away from job site



Wetland pocket from job site looking NW



Wetlands looking NE; yard waste to be removed

20 Katydid



N view driveway terminus and east end of house



Walking NW toward wetland; 341 Goodhill



NW view silt line protects downhill cleared area



W view across to Davidge Brook and wetland area



SW view across parcel to 331 Good Hill



Stonewall encircles north, west, south parcel

