

MEMBERS PRESENT: Abigail Squance, Mary Francois, Rick Albrecht, Michael Lubell, Kirby Brendsel

Also present: Dr. Tom Failla, Conservation Planner

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Ms. Squance opened the meeting at 7:30 pm

#### RECEIPT OF APPLICATION

- MBL 16-2-129 Tiffany, Ray, Site Development [23-12]
- 61 Old Hyde, Jacobs, Septic, Pool Patio, Earthwork [23-13]

#### MOTION FOR RECEIPT

Mr. Brendsel made a motion to accept the applications for Tiffany Lane, Site Development and 61 Old Hyde, Jacobs, Septic, Pool, Patio and Earthwork. Mr. Albrecht seconded, all were in favor, the motion carried (5-0).

#### DISCUSSION/DECISION: 7 OLD REDDING, NEWHOUSE, NON REGULATED USE REVIEW SECTION 4.2

Dr. Failla explained the applicant is looking for a ruling under Section 4.1 & 4.2 of the Inland Wetland Watercourse Regulations for removal of invasive species within the upland review area. Dr. Failla stated the question is whether the activity is as of right or considered a non-regulated use for reasons of conservation of soil, vegetation and outdoor recreation. Dr. Failla reviewed Section 4 of the Inland Wetland and Watercourse Regulations, Permitted uses as of right & Non-regular uses.

Courtney Dedman, Glengate Co, representing the property owners, reviewed the unpermitted work that was completed at 7 Old Redding Road. Ms. Dedman reviewed 90% of the invasive plants that were removed were dug out by hand, with debris taken off property to be incinerated. The areas with disturbed soil were reseeded with a Conservation Seed Mix as well as using Leaf Litter and barnyard grass to cover. Ms. Dedman reviewed the purpose of this project was to increase visibility from the house as well as to restore the area.

Following discussion, the Commission agreed to add the property to the next site walk on July 8th and further discuss at the next Commission Meeting.

#### DISCUSSION/DECISION: 106 GODFREY, TOWN OF WESTON, STREAM CROSSING [23-11]

Carol Baldwin, President of Friends of Lachat and Commission Member of Lachat Town Farm introduced herself and explained that currently there is a need for a wetlands crossing. As a public property and as a volunteer run organization, many visitors a day need to walk through the stream. The proposal is for a stream crossing guiding visitors on where to cross safely.

Tom Nelson, P.E. from McChord Engineering showed the culvert plans and analysis for the new stream crossing. He showed the location of the crossing at the most narrow point of the wetlands. He explained, the culvert is constructed of a two-foot diameter reinforced concrete pipe, 28 feet long. The path is a 10-foot wide by 40-foot long gravel tractor path slightly elevated

from the existing grade. The anticipated length of construction is about two weeks; the object is to bring the construction equipment in from the existing parking area. He noted any disturbed areas will be stabilized with a seed mix consistent with the meadow mix. Ms. Baldwin noted proper signage indicating the wetland area will be posted.

#### MOTION FOR APPROVAL

Ms. Squance made a motion to approve the proposed plan prepared by McChord Engineering Associates dated May 11, 2023, drawing SE1 and drawing DT1, 106 Godfrey Road West in Weston, CT, subject to conditions A-G, with additional conditions, subject to the restoration of the vegetation and to address the proposed signage, Mr. Brendsel seconded.

Discussion Ensued on cedar posts around the wetland to outline the buffer area. Dr. Failla reiterated the conditions to require revegetation of native plants, no mowing the wetland area, and installing simple signage along the wetland boundary.

The motion carried (4-1 Ms. Squance).

#### DISCUSSION/DECISION: 45 KELLOGG HILL ROAD, POLLMAN, ADU AND SEPTIC

Justin Giorlando, P.E. representing the applicant, showed the site plan. He explained currently there is 6000 sq.ft of the driveway that encroaches on the neighbor's property. He also showed the existing septic system, also partially located on the abutting property. The existing home is a small farmhouse with a large barn associated with it. The homeowner is proposing to convert the large barn into a four bedroom single family home, and keep the small farmhouse as a one bedroom accessory dwelling unit. He noted the proposed septic system location is the only suitable location due to the nearby wetlands. He noted any fill would come from the steep slope being excavated.

#### MOTION TO APPROVE:

Ms. Squance made a motion to approve the proposed plan prepared by Force Design Engineering and Building for 45 Kellogg Hill Road, May 8, 2023, Drawing 1 of 1 and Mr. Brendsel seconded. All in favor (5-0).

#### DISCUSSION/DECISION: 20 HILLCREST, LEONE POOL AND PATIO

Nick Vitiello, IN2BLUD showed the proposed location of the pool and pool equipment. He explained the propane tank location may change and the survey is in process of being updated. The applicant will return at the next meeting with a more complete plan.

#### DISCUSSION/DECISION: 143 Old Hyde, Franklin Investors, pool and patio, [23-10]

Curt Lowenstein Land Tech, P.E. representing the property owner, showed the site and noted the existing watercourse that runs through the property. The property is currently a single-family residence with a gravel driveway; the proposal is for a small pool and patio along the back. He noted the existing septic system to be abandoned per CT Health Code and outlined the proposed new location. The current state of the property is under construction, from unpermitted work to replace the existing railroad tie wall. He noted construction has stopped until the correct

permits have been issued. He outlined the location of the proposed silt fencing and outlined the construction access provided through the private drive.

Seiji Nakamura, 141 Old Hyde asked for more details on the construction entrance off the shared private drive.

Lane Mald, 147 Old Hyde, spoke of his concerns of current flooding issues.

Following discussion, the applicant will return next month with more information.

#### APPROVAL OF MINUTES

Mr. Brendsel made a motion to approve the Minutes of the May 18, 2023 Meeting and Mr. Albrecht seconded. All in favor, the motion carried (4-0-1 abstain Mr. Lubell).

Ms. Francois made a motion to approve the site walk notes from June 10, 2023 and Mr. Albrecht seconded. All in favor, the motion carried (4-0-1 abstain Mr. Brendsel).

The Meeting adjourned at 9:45pm

Respectfully Submitted,

Marina Zegarelli