

MEMBERS PRESENT: Sarah Schlechter, Chair, Richard Albrecht, Mary Francois, Michael Lubell, Abigail Squance

Also Present: Dr. Tom Failla, Conservation Planner

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Ms. Schlechter called the meeting to order at 7:30 PM

RECEIPT OF APPLICATION:

- Lyons Plan Pavement Rehabilitation- recommended referral to agent

Tori Sidoti, P.E. from SLR Consulting provided an overview of the project, he highlighted the focus on pavement rehabilitation and maintenance of the existing culverts. He explained, the plan includes the use of a vacuum truck during the culvert cleaning to remove sediment. He emphasized that the project's scope will have no adverse impact on stream beds or the wetlands.

Dr. Failla expressed his understanding of the project and noted there may be minor changes required as the project progresses. He assured the Commission that he is prepared to manage these changes administratively, contingent upon the Commission's approval.

MOTION TO RECEIVE

Ms. Schlechter made a motion to receive Lyons Plain Pavement Rehabilitation with referral to Dr. Tom Failla as the agent for the Commission to assist and manage this project on the Commission's behalf. Ms. Squance seconded the motion, All were in favor, the motion carried (5-0).

MODIFICATION REQUEST: 19 TALL PINES, SCHANZER, POOL, DRIVEWAY, TERRACE 22-19

Dr. Failla reviewed the Conservation Permit issued to 19 Tall Pines in January of 2023. The applicant is now requesting a modification to the existing permit.

Jonathan Schnazer, property owner, read a letter from Kevin Ambrosio, Landscaper, explaining the proposed changes. Mr. Schanzer confirmed that the only proposed change is a revised drainage plan, which increases the front yard culvec units while eliminating the culvec units in the back yard. The Commission requested to see the changes on the revised plans, and the applicant agreed to return next month with the engineer to present the proposed changes.

DISCUSSION/DECISION: 7 OLD REDDING, NEWHOUSE, NONREGULATED USE SECT. 4.2

Ms. Schlechter reviewed Section 4.1 and 4.2 of the Inland Wetland Watercourse Regulations She explained that this project involves a homeowner, guided by a knowledgeable landscaping professional, seeking to improve the quality of the wetlands. The Commission noted the hand removal of invasive species and the replanting plan with an appropriate native mix.

MOTION FOR APPROVAL

Ms. Schlechter made a motion to approve this activity as a non-regulated use for one year at 7 Old Redding Road. Mr. Lubell seconded the motion. All in favor, the motion carried (5-0).

DISCUSSION/DECISION: 20 HILLCREST, LEONE POOL AND PATIO [23-09] [EXTENSION REQUESTED Ms. Schlechter made a motion to accept a 65-day extension for 20 Hill Crest Lane. Ms. Squance seconded the motion. All in favor, the motion carried (5-0).

DISCUSSION, DECISION: 143 OLD HYDE, FRANKLIN INVESTORS, POOL AND PATIO 23-11

Andy Soumelidis, PE Land Tech presented an application for a new pool and patio, a deck expansion, and a new wall and footbridge. The wooden foot bridge requires no foundation work. He showed the culvert that discharges Stormwater into the wetland area and down into the culvert under Old Hyde Road. He noted a deteriorating timber wall, which has started to be removed and eventually replaced; work has stopped until a permit is issued. He noted the area for any fallen trees or wooden debris to be removed by hand from within the wetland area. He showed the double silt fence details, and outlined the construction entrance on the shared private drive of two homes.

The Commission acknowledged the need to revise the construction sequence to reflect the instillation of the septic system before the pool. Additionally it was noted that the silt fence detail should be updated to feature a standard double silt fence with hay bales in-between.

Lance Mald, neighbor raised concern on the removal of debris on the property.

MOTION FOR APPROVAL

Ms. Francois made a motion to approve plans for 143 Old Hyde Road, by Land Tech on behalf of Franklin Investors, with an original date of 7.11.23, revised date of 8.18.22, 2 pages subject to standard conditions A-G and additional conditions to update the silt fence to show correct silt fence detail, adjust construction sequence to show the installation of the septic system before the pool, and that the debris is removed without machinery entering the wetlands. Ms. Squance seconded the motion. All in favor, the motion carried (5-0).

DISCUSSION/DESCION: MBL 16-2-29, TIFFANY, RAY SITE DEVELOPMENT [23-12]

Evan Ray, Property Owner, introduced himself and discussed plans to construct a new single-family house on the undeveloped property adjacent to his current residence. He presented revised plans submitted on 7.20.23, which displayed the relocation of the silt fence farther away from the wetlands. Mr. Ray outlined the placement of a second silt fence along the limit of disturbance. The Commission acknowledged the necessity for including silt fence details on the plans. Mr. Ray addressed the revision made to the pool plans. He clarified that he had not yet received Health Department Approval for the pool, and the specifics were still being worked out. Ms. Schlechter confirmed that the plan needs to be approved as presented to the Commission.

Wayne Dimanza, P.E. presented calculations for the runoff management system. He confirmed that the runoff from the driveway would be captured and directed into the retention system. He specified that the house, roof and screened room were included in the calculations but not routed to the retention system. He confirmed that net runoff would be reduced for a 50-year storm event.

Mr. Ray reviewed the planting plan, which included the removal of a few trees and various plantings around the site. Concerns were expressed about soil disturbance and the need for restoration efforts, especially around the pool and wetlands area.

After some discussion, the applicant will return with more information at the next meeting.

DISCUSSION/DESCION: 61 OLD HYDE, JACOBS, SEPTIC, POOL, PATIO, EARTHWORK [23-13]

Wayne Dimanza P.E. presented the proposal for an extended driveway, pool, patio and pool house. He showed the current failing septic system to be replaced and the proposed new septic system on the plans. He indicated the proposed Stormwater retention designed to mitigate runoff for a 50 year storm event. He also pointed out the wetlands located in the southeast corner of the property. He noted the plan to capture runoff through catch basins on the driveway and in front of the garage, which would feed into the cultec.

Ms. Schlechter noted the location of the pool equipment falls outside the 100 foot setback area, confirming that there would be no significant impact on the wetlands. Following additional discussion, the Commission requested Dr. Failla's final review after the completion of the following conditions:

1. Confirmation of Silt fence details on the plans
2. Submission of a Construction sequence
3. Specification of the pool equipment's location
4. Definition of the grading from the deck down to the pool

MOTION FOR APPROVAL

Ms. Squance made a motion to approve the application for 61 Old Hyde Road, Sean and Ann Jacobs drawings 1 of 2, drainage plan 1 of 2 and septic plan 1 of 2, prepared by Fairfield County Engineering subject to standard conditions A-G and additional conditions above, Ms. Schlechter seconded. All in favor, the motion carried (5-0).

APPROVAL OF MINUTES

Ms. Francois made a motion to approve the Meeting Minutes from June 22, 2023 and Ms. Squance seconded the motion. The motion carried (4-0-1 Ms. Schlechter abstain)

Ms. Squance made a motion to approve the walk notes from July 8, 2023 and Ms. Schlechter seconded. (3-0-2 Mr. Lubell and Ms. Francois abstain)

MOTION TO ADJOURN

Ms. Francios made a motion to adjourn the meeting and Ms. Schlechter seconded. All in favor, the meeting adjourned.

Respectfully submitted,

Marina Zegarelli