

MEMBERS PRESENT: Chairwoman, Sarah Schlechter, Mary Francois, Michael Lubell  
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:

28 Codfish Lane, Fence in and near wetlands, Babb [23-15]

21 Lords Highway, Addition, Passavant [23-16]

CT-DOT Bridge No. 07001 Michaels Way, Town of Weston [23-17]

MOTION TO RECEIVE

Ms. Francois made a motion to accept the three applications and Mr. Lubell seconded. All in favor, the motion carried (3-0).

MODIFICATION REQUEST (cont'd): 19 TALL PINES, POOL, DRIVEWAY, TERRACES

Bret Holzworth, P.E. from Redniss and Mead, reviewed the original application that was approved in January of 2023, the modifications were presented at the previous meeting, he is here tonight to continue discussion and clarify the modifications.

Mr. Holzworth showed a side by side diagram comparing the previously approved plan with the proposed improvements. He noted the modified entryway, the fence line, the location of the pool equipment and the increase in cultec units to the front yard, along with the removal of cultec units in the backyard .He showed calculations for the existing, approved and proposed peak flows. He highlighted the improvements in drainage flow leaving the site, particularly in reducing runoff during all-year storm events.

MOTION FOR APPROVAL

Ms. Francois made a motion to approve the modification to site plans for 19 Tall Pines prepared for Jonathan Schnanzer by Redniss and Mead, original date of 11.9.22 modified date of February, 17 2023, pages 1-5, subject to standard conditions A-G and Mr. Lubell seconded. All in favor the motion carried (3-0).

MODIFICATION REQUEST: 18 KELLOGG HILL, ADDITION, NEW PATIO, GARCIA [22-07]

Ann Day, representing the property owner, presented a modification for the original approved plans. Ms. Day showed the original approved plan for the expanded patio, dining room addition, kitchen bump out and a front porch. The modification proposal is a scaled back plan to remove the dining room addition. Ms. Day confirmed the drainage engineer verbally confirmed there is no increase in Stormwater runoff expected along with no impact to the wetlands.

MOTION FOR APPROVAL

Ms. Schlechter made a motion to approve the request for modification for 18 Kellogg Hill, sheet SP1A, created by Ann Day on August 22, 2023, approving the modified scope with standard conditions A-G and Mr. Lubell seconded. All in favor, the motion carried (3-0).

DISCUSSION/DECISION: 20 HILLCREST LEONE POOL AND PATIO [23-09]

Nick Vitiello, from In2Blue Design and Wayne D' Avanzo, P.E. explained that at the last meeting, the Commission asked to see additional information. Mr. D'Avanzo reviewed the proposed changes; he

showed the pool reduced in size, the rain garden to capture runoff from the patio and additional detail on the grading contours.

#### MOTION TO APPROVE

Ms. Francois made a motion to approve the modification for plans for pool and patio for 20 Hillcrest Lane prepared by Fairfield County Engineering for Joseph Leone, original date of 7.24.23, with a modified date of 8.1.23, pages 1 and 2 subject to standard conditions A-G and Ms. Schlechter seconded. All in favor the motion carried (3-0).

(8:15pm Mr. Lubell left the meeting)

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

Evan ray, and Wayne D'Avanzo presented the application and explained that at the last meeting, the Commission asked for the pool equipment location to be added to the plans, as well as to see a restoration planting plan for the eastern slope near the wetlands area.

Mr. Ray showed the wetland buffer restoration plan, to help stabilize the slope in the rear yard and provide additional benefits to the property. Mr. Ray reviewed the planting schedule as well as noted the double silt fence added to the plans. Mr. D'Avanzo reviewed the drainage plan showing the cultecs to capture the runoff from the driveway.

#### MOTION TO APPROVE

Ms. Schlechter made a motion to approve the plan for MBL16-2-29 Tiffany Lane, prepared by Fairfield County Engineering, revised 8.2.23 for Evan Ray, Drainage Plan 2 pages, Detail Sheet 2 Pages, Site Layout Plan SI101 and Wetland Buffer Restoration Plan with standard conditions A-G, and additional condition that the plantings are done by hand not machinery. Ms. Francois seconded (2-0).

#### APPROVAL OF MINUTES

Ms. Schlechter made a motion to approve the meeting minutes from July 20, 2023 and Ms. Francois seconded. All in favor, the motion carried (2-0).

The meeting adjourned at 8:30 pm