

Town of Weston  
Conservation Commission  
Regular Meeting  
November 16, 2023 7:30 p.m.

*Conducted remotely via Internet and Telephone*

**MINUTES**

Chairwoman Sarah Schlechter called the meeting to order at 7:32 pm. Present were Kirby Brendsel and Abigail Squance. Also present were Dr. Tom Failla, Conservation Planner and Richelle Hodza, Land Use Director and Recording Secretary, *pro tempore*. [Mary Francois would arrive later.]

**Receipt of Applications**

- **9 Meadowbrook**, pool/patio. Rave Garcia [CC 23-23]
- **18 Kettle Creek**, filling/planting, Gudas [CC-23-24]

MOTION to acknowledge receipt of the above applications by Mr. Brendsel; SECONDED by Ms. Squance; all were in favor. The motion CARRIED.

**Discussion/Decisions**

**20 Kettle Creek**, filling and site improvements, Kemeny [CC 23-19]

Malcom Kemeny, the homeowner, presented the plans. The commission found the plans to be comprehensive and was satisfied with the details.

Mr. Brendsel made a MOTION TO APPROVE the application per plans titled: Site and Erosion Control Plan, 20 Kettle Creek Road, Weston, CT, prepared for Malcom and Schuyler Kemeny, dated 09-08-2023 at a scale of 1" = 20', by Stuart Somers, Co., LLC, Consulting Engineers & Surveyors, Southbury, CT, with standard conditions A through G. Ms. Squance SECONDED; the MOTION CARRIED UNANIMOUSLY.

**71 Newtown Turnpike**, pool, patio, steps, walkway, Zachs [CC 23-20]

Aleksandra Moch, PE presented the application pointing out various features of the site on an aerial digital image. She presented a detail of the wetlands showing topographic contours and the location of the proposed pool. Ms. Moch indicated the locations of the erosion and sedimentation controls including some areas of double silt fence and hay bales. There would be an antitracking pad and Ms. Moch pointed out the stockpile area as well as the limit of disturbance. Some of the excavated material would be removed from the site; other material would be brought in. The steps would be dry-laid stone steps. A barn nearby would be used as a pool house and for storage of equipment. Ms. Moch presented the storm water management plan.

Mr. Brendsel inquired about the construction vehicles. Ms. Moch stated that she witnessed an excavator easily making it up and down the slope. She indicated that in some cases, a zig-zag path would likely be necessary.

Ms. Squance asked about the planting plan. She wondered why the pool couldn't be moved down the slope in order to keep the pool completely out of the upland review area. Ms. Moch replied that a move down the hill would require retaining walls that would result in greater disturbance. Ms. Squance asked for clarification on other aspects of the location, including the deck around the pool.

Ms. Zachs, the property owner stated that they searched for other locations on the property; however, because the property is an operating farm, they wanted to preserve the fields and to not destroy the look and feel of the farm.

Ms. Squance was concerned about the location of the stockpile. Ms. Moch offered to move the stock pile north of the pool.

The Chairwoman reminded the applicant that a composite, double silt fence with hay bales in between, is required.

Ms. Squance asked how the pool would be heated and the commissioners wanted to understand where the propane tank would be located. Mr. Zachs stated that it would be near the house.

Commissioners were concerned about the trenching for the propane line. Ms. Moch stated she was certain they could keep it out of the upland review area.

The Chairwoman asked for clarification on the 1" storm event. Ms. Moch stated that the calculations had been made for a 25-year storm. Chairwoman Schlecter asked Dr. Failla his opinion. Dr. Failla was satisfied that the plan was sufficient. Several commissioners were Googling rainfall events and came up with 2.5 inches, not 1 inch of rain. Ms. Moch stated that there are expanses of vegetation that have the capacity of absorbing substantial amounts of water. There are few impervious surfaces.

The Chairwoman was concerned about the pool overflowing. Dr. Failla directed the commission to the drainage report. Ms. Moch noted that this commission has approved pools 15 feet away from the wetlands and this was much further.

*[Mary Francois joined the meeting at 8:15 p.m.]*

The Chairwoman recognized Josie Macri Fanelli, who was standing in for her father Angelo Macri, a neighbor at 67 Newtown Turnpike. She wanted to know how far the pool was from the property line. Ms. Moch said it was approximately between 150 and 200 feet away. Ms. Macri wondered about the septic field. Ms. Moch explained that the construction was well away from Ms. Macri's father's property. Dr. Failla explained that the septic she was concerned about was a reserve area, not the location of the existing septic system. Ms. Fanelli was satisfied.

The Chairwoman made a MOTION TO APPROVE WITH CONDITIONS the application per drainage plan Fairfield County Engineering, prepared on October 11, 2023 with standard conditions A through G with additional conditions that the stockpile would be located to the northerly side of the pool; the silt fence would be double with center hay bales; that clarification of the location of the propane tank and its connection.

Mr. Brendsel SECONDED; all were in favor, the MOTION CARRIED.

**MBL 2-4-9, Old Farm**, new house, site improvements, Gelogaev [CC 23-21]

The homeowner Mr. Gelogaev attempted to present the application. Commissioners had difficulty understanding the terracing and there were other areas that were unclear. The homeowner would return at the next meeting with clearer plans.

**10 Graylock**, addition, deck, patio, Morse [CC 23-22]

Tom Nelson, of McChord shared his screen explaining the existing conditions and plans. Steve Zullo, the project architect was also available to speak. There would be minimal earthwork and gravel was proposed for the patio as well as underneath the porch which would be elevated on Sono tube piers. Mr. Zullo explained that there was only a slight increase in size from the existing structure.

Chairwoman Schlecter made a MOTION TO APPROVE the application based on drawings titled, B100a Septic System/Site Development Plan, 10 Graylock Road, Weston, Connecticut, prepared by McChord Engineering Associates for Christopher Morse, Sheets SE1 and SE2, Dated October 19, 2023, with standard conditions A through G. The motion was SECONDED by Mr. Brendsel; all were in favor. The MOTION CARRIED.

### **Discussion**

The Chairwoman made a MOTION to APPROVE the proposed 2024 Calendar of Regular Meetings. Mr. Brendsel SECONDED; all were in favor. The MOTION CARRIED.

Dr. Failla went over his memorandum regarding the Site Walk Format. The discussion would continue at the next regular meeting.

### **Approval of Minutes**

The Chairwoman made a MOTION to APPROVE the Regular Meeting Oct. 26, 2023, noting that some last names were spelled inconsistently and the Walk Notes of November 4, 2023; Mr. Brendsel SECONDED; the motion CARRIED.

### **Adjournment**

Ms. Francois made a MOTION to ADJOURN at 9:23 pm; Mr. Brendsel SECONDED; the MOTION CARRIED UNANIMOUSLY.

*[The next regular meeting is December 14, 2023.]*

Respectfully Submitted,



Richelle Hodza,  
Land Use Director,  
Recording Secretary, *Pro Tem*