

Town of Weston
Conservation Commission
Regular Meeting
December 14, 2023 7:30 p.m.

Conducted remotely via Internet and Telephone

MINUTES

Chairwoman Sarah Schlechter called the meeting to order at 7:33 pm. Present were Mary Francois and Abigail Squance. Also present were Dr. Dr. Failla, Conservation Planner and Felippo Scandizzo, Recording Secretary.

Receipt of Applications

20 Martin, pool/patio, equipment, drainage system, Chen [CC-23-25-COM]

Chairwoman Schlechter acknowledged the application received and stated there would be no vote made on the application today. Dr. Failla confirms with Chairwoman Schlechter that the application for 20 Martin was officially received and stated that no public hearing is warranted.

Discussion/Decisions

18 Kettle Creek, filling/planting, Gudas [CC-23-24]

Aleksandra Moch, wetland/soil scientist and landscape designer, presented a detailed site plan showing the site condition, filing and grading and mitigation planting plan. Ms. Moch indicated the locations affected by the fill were approximately 6,533sf of the area, the average depth of the fill was 8” and 242 cubic yards of fill was brought to the site (12 truckloads). Ms. Moch stated the closest distance between the disturbed area and the wetland boundary are maintained at 45 feet.

Ms. Squance shared concerns about the quality of the fill brought in and the lack of percolation of water on the horizon. Ms. Moch stated that 6 inches of top soil will be installed. Chairwoman Schlechter asked Ms. Moch, how the addition of top soil will mitigate the steep areas leading to the wetlands. Ms. Moch responded that currently there are no steep areas and adding top soil will not expose the area to erosion.

Dr. Failla advised installing a proper silt fence before the top soil and planting is done. Ms. Francois asked if there are concerns about changes in run off and if the rain water run off needs to be mitigated. Dr. Failla stated that there were no great change in the run off and the area has been leveled out.

Chairwoman Schlechter asked Ms. Moch, how thick the layer of top soil will be added. Ms. Moch stated that the plan is to add 4 inches of top soil. Ms. Squance shared concerns about the amount of top soil and material being added. Ms. Moch stated that adding 4 inches of top soil will not create any steeper slopes or expedite movement of storm water towards the wetlands. Ms. Moch confirmed that the fill is clean. Dr. Failla explained that a clean fill certification and soil disturbance permit will be needed.

Chairwoman Schlechter and Ms. Squance shared questions and suggestions regarding the planting plan and what trees and plants should be planted. Ms. Squance suggested red maple trees or oak trees, instead of the planned river birch tree. Ms. Squance also suggested for someone to oversee that the job is being done correctly.

Dr. Failla explained that the permit runs for 5 years and asked for a start date and or finish date of the work. Ms. Moch stated work would be finished by May 2024.

7:58PM Chairwoman Schlechter made a MOTION to APPROVE the plan presented on the zoning location survey prepared for 18 Kettle Creek, with standard condition A through H. The additional conditions are for a silt fence to be reinstated until the work is complete and the conservation planner reviews the property and determines it is stable. The work must be supervised by a professional and completed by May 2024. The planned river birch will be replaced with red maples or another species native to the area and to rototill the top soil to break up horizon.

Ms. Squance SECONDED; the MOTION CARRIED UNANIMOUSLY.

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

Brian Nesteriak, Engineer shared the revised site plan. Mr. Nesteriak stated that the drive way was moved to the west, which pulled back the grading that was necessary on the east side. Mr. Nesteriak assured to the commission that the area of the drive way did not change much and the drainage still works.

Mr. Failla asked where the fill is coming from. Mr. Nesteriak responded that there will be cut and fill. Mr. Failla asked if there will be a basement. Mr. Nesteriak stated there will be no basement. Ms. Squance asked about design of the house and over hangs. Mr. Nesteriak explained the draining system is designed to collect all of the roof area. Mr. Nesteriak, homeowner Mr. Gelogaev and builder Anuar confirmed that the house will have a deck.

Chairwoman Schlechter stated double silt fences with hay bale or a sock in between need to be updated. The silt fences need to wrap around the entire construction site and septic, in order to protect the run off downhill into the wetlands. Mr. Failla asked for revised plan showing the double silk fence.

8:19PM Ms. Squance made a MOTION to approve the application for MBL 2-4-9, Old Farm, new house, site improvements, Gelogaev [CC 23-21], with conditions of updating the silt fence with a double silt fence. Ms. Francois SECONDED; the MOTION CARRIED UNANIMOUSLY.

9 Meadowbrook, pool/patio. Rave Garcia [CC 23-23]

Ted Milone, Engineer presented a detailed pool plan. Mr. Milone proposed that the size of the pool would be 14 feet x 28 feet, with a permeable pavement patio. Mr. Milone explained that underneath the patio would be a crushed stone reservoir and a walkway from the pool to the existing patio. Mr. Milone shared the plan to relocate the utility pole to within 10 feet of a walking surface, complying with Eversource's request and will be installing underground utilities to the house. The construction will take about 3 months, with anticipation to start in spring 2024. Mr. Milone also shared the planting plan for around the pool, approved by the Health Department.

Mr. Milone shared the list of proposed plants. Commissioners discuss the plant plans and agreed that the plants are acceptable.

8:33PM Ms. Francois MOTIONS to APPROVE the Development plan for a pool for 9 Meadowbrook, prepared on December 4, 2023 with standard conditions A through H including a double silt fence.

Ms. Squance SECONDED the MOTION; all were in favor. The MOTION CARRIED.

Approval of Minutes:

8:33PM Chairwoman Schlechter made a MOTION to APPROVE the Regular Meeting minutes for November 2, 2023, Ms. Squance SECONDED; the MOTION CARRIED UNANIMOUSLY.

8:36PM The Chairwoman Schlechter made a MOTION to APPROVE Walk Notes from December 2, 2023. Ms. Squance SECONDED; Chairwoman Schlechter and Ms. Francois ABSTAINED. The MOTION CARRIED.

9 Calvin permit #23-05 April 20, 2023

Dr. Failla reads Email from Mr. Vincent Quimi, requesting a modification to the permit condition, with work expected to be completed by July 15, 2023

Dr. Failla recommended for the Commission to allow the extra time the applicants are requesting. Chairwoman Schlechter shared concerns about run off going into the wetlands. Dr. Failla stated that the site has remained stable since the silt fence was put in and he did not see any damage to the wetlands.

Chairwoman Schlechter made a MOTION to extend deadline for permit of 9 Calvin Rd until mid-July. Ms. Francois SECONDED the MOTION; all were in favor. The MOTION CARRIED

Discussion Planner brief review of 2023 year and key dates for 2024

Dr. Failla shared future work and key dates. He discussed potential Town projects, including a Pickle ball court application coming in 2024. He also shared that as of 2023, 25 applications went before the commission and there were 12 administrative permits.

8:56PM Chairwoman Schlechter made a MOTION to ADJOURN the meeting. Ms. Squance SECONDED; all were in favor. The MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Felippo Scandizzo

Recording Secretary