DATE APPROVED: June 25, 2020

MEMBERS PRESENT:
Chairman, Ted von Rosenvinge, Vice-Chairman, Sarah Schlechter, Mike Reiner, Ed Schwarz Jim Smith, Robert Turner
Also present: Tracy Kulikowski, Land Use Director and David Pattee, Conservation Planner

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Mr. von Rosenvinge opened the virtual meeting at 7:33 p.m.

RECEIPT OF APPLICATION

- Daniel Rosenberg & Cheryl Sokolow, 4 Tiffany Lane, Detached 2car garage, & driveway extension

MOTION TO RECEIVE
Mr. Turner made a motion to receive the application for 4 Tiffany Lane and Ms. Schlechter seconded. All in favor, the motion carried (6-0).

DISCUSSION/DECISION: 151 OLD HYDE ROAD, SHAHZAD & JILL ZAFAR, INSTALLATION OF NEW SEPTIC SYSTEM AND IN-GROUND POOL
James Murphy, Esq. representing the owners, introduced the Zafars, Dean Martin, P.E., Mapp Popp, Landscape Architect, Jim McManus, Soil Scientist, Todd Romagna, Certified Septic Installer and Chris Lang from Lang Pools. He noted that the new septic system has been approved by the WWHD and the proposed pool meets the setback requirements for the septic system. Attorney Murphy also noted that they have certainty on the wetlands location and the septic system both existing and proposed. Currently the septic system is a 2 gallery system and they are now and proposing a 1 gallery for the new septic system. He also explained that they are going to be mitigating the wetlands area that was changed to lawn by prior owners.

After a brief history on the project and explaining what is different from the prior proposal, Dean Martin, P.E. explained how he engineered the new septic system and the pool locations and described the process of construction. Mr. Martin noted that they don't need a new reserve area because the existing septic is functioning and they would not need a new reserve area. The septic system will be replaced in the same area, it will just be smaller. Mr. Martin then went on to describe the construction process. Following a question proposed by Ms. Schlechter, Attorney Murphy stated that the homeowners would not be replacing the septic system if not for the pool as the existing system is functioning and not failing.

Mr. Martin then explained that he did an analysis of the runoff and devised a retention system rain garden, shown on the plan on the downhill side of the pool patio area that is sized to collect and hold a 50 year rain storm runoff. Discussion ensued.

Chris Lang from Lang Pools then described how the pool construction would occur, showed the plumbing and explained how it would not affect the wetlands.
Matthew Popp, Landscape Architect, stated that he was asked to come up with an environmental assessment and wetlands mitigation plan. He explained that the pool will not drain into the wetland area and the new septic system is further away from the wetlands and shorter in length and there is easy access to construct from the driveway to the lawn.

Jim McManus, Soil Scientist, stated that he did the wetlands delineation shown on the map and described the wetlands function. He noted that the septic replacement is on flat and maintained lawn. He further noted that any minimal construction runoff would not impact the site or downgradient. Mr. McManus pointed out the rain garden and mitigated plantings to help with any runoff they do have. He also stated that there will be diligent monitoring during construction and the project will have no adverse short or long term effects to wetlands on or off site.

Matthew Popp, Landscape Architect, addressed the wetlands mitigation portion of the project and stated that there will be zero direct wetlands impacts, with no impact to quality or hydrology. The mitigation measures are to the north of the property, restoring the wetland lawn area by letting it grow back to a wet meadow approximately 1,800 sq. ft. which is 3 times the size of the pool. He also noted that they are proposing a row of native plantings like shade tree oak and understory trees and 80 native shrubs bordering the wetland line.

Chris Lang, Lang Pools, then described how the pool will be constructed by first installing the silt fence with hay bales, there will be no gravel under the pool, no main drain, it is only 6 ft. deep, a closed system, no back washing and also will not have any draw down for winter.

Todd Romagna, Certified Septic Installer, then described how the new septic system would be installed. Discussion ensued.

Following discussion, a motion was made:

MOTION FOR APPROVAL

Mr. Smith made a motion to approve the application for 51 Old Hyde Road for an in-ground swimming pool and re-configuration of the septic system as shown on plans prepared by Grumman Engineering dated 2/13/20, revised 3/3/2020, subject to the Standard Conditions A-G and H. (Special Condition regarding the rain garden and the limit of disturbance line indicated on the final as-built survey and is to be filed on the Land Records) I. The closed ozone system is part of the plans and is not to be changed without the approval of the Conservation Commission. J. The wetlands restoration area is to be signed off on by a professional indicating that it has been completed in substantial compliance with the approved plans. Mr. Schwarz seconded the motion. All in favor, the motion carried (6-0).

DISCUSSION/DECISION: ASPETUCK VALLEY COUNTRY CLUB, 67 OLD REDDING ROAD, REQUEST FOR 90 DAY EXTENSION TO TAKE ACTION ON INSTALLATION OF TWO RESTROOMS WITH COMPOSTING TOILETS ON THE GOLF COURSE

MOTION FOR EXTENSION:
Mr. Reiner made a motion to grant the 90 day extension request and Mr. Smith seconded. All in favor, the motion carried (6-0).

APPROVAL OF MINUTES
Mr. von Rosenvinge made a motion to approve the Minutes from the February 27, 2020 and March 14, 2020 Meetings and Ms. Schlechter seconded. All in favor, the motion carried (6-0).

Mr. von Rosenvinge made a motion to approve the Minutes from the March 10, 2020 site walk and Mr. Smith seconded. The motion carried (4-0 [2abstain])

MOTION TO ADJOURN
Ms. Schwarz made a motion to adjourn and Mr. von Rosenvinge seconded. All in favor, the meeting adjourned at 9:45 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary