

Town of Weston
Conservation Commission
Regular Meeting
March 21, 2024 7:30 p.m.

Conducted remotely via Internet and Telephone

MINUTES

Chairwoman Sarah Schlechter called the meeting to order at 7:34 pm. Present were Michael Lubell, Mary Francios, and Abigail Squance. Also present were Dr. Tom Failla, Conservation Planner and Felippo Scandizzo, Recording Secretary.

Receipt of Applications

26 Norfield, ADU site development, Adegi Boto [CC-24-05-COM]

44 Kellogg Hill, Plantings, playset, grading, landscaping, Covino-Delory [CC-24-06- COM]

Chairwoman Schlechter acknowledged the applications received as of March 21, 2024.

Discussion/Decisions

154 Newtown Tpke - Bisceglie Park Pickleball Courts, [CC-24-04-COM]

Harry Rocheville, Engineer for McChord Engineering Associates Inc, shared the Construction Notes, Stormwater Management, Site Development plan and addressed questions and comments from the Commission. Mr. Rocheville explained the proposed development includes the construction of three pickleball courts in an area that currently exists as woodland. Minor site grading is proposed to create a level playing surface for the courts. Stormwater management measures are proposed to control runoff from the proposed development. Soil and erosion controls in the form of silt fences and staked haybales will be employed to protect the inland wetlands during construction. There are no utility services proposed for the development. The site will be developed with its own on-site stormwater management system capable of controlling the increase in peak runoff. The proposed stormwater management plan maintains existing drainage patterns on the site. Runoff from the proposed pickleball courts will be captured by a perimeter drain and conveyed to a proposed underground detention system. The proposed underground detention system consists of fifteen units of 24" high x 48" wide x 96" long precast concrete galleries surrounded by crushed stone with a storage capacity of approximately 1,055 cubic feet. The proposed conditions analysis divided the project area into areas that are detained by the detention system and un-detained areas. The runoff that is not detained will sheet flow east through woodland to the inland wetlands. The proposed stormwater management system will adequately control the increase in runoff from the proposed pickleball courts at Bisceglie Park. The proposed site development will have no adverse impacts to the adjoining property owners, inland wetlands, watercourses or any downstream drainage systems.

Dave Ungar, Parks & Recreation Director, explained Bisceglie Park was chosen as the location for the pickleball court's because it is an active park, with adequate parking in place, facilities in place and centrally located in Town.

Commissioner Squance made a MOTION to APPROVE the plan for 154 Newtown Tpke - Bisceglie Park Pickleball Courts, Commissioner Francios SECONDED; the MOTION CARRIED UNANIMOUSLY.

Davis Hill Bridge [CC-22-15] Request for modification or nonregulated use ruling for invasive plant removal. Victoria Houle, Town project engineering consultant, shared the Preservation of Bridge #04351 Davis Hill Road over Saugatuck River Proposed Roadway Plan, Rehabilitation of Bridge #04960 River Road Saugatuck River Proposed Roadway Plan and the Invasive Vegetation Removal Plan. Ms. Houle stated the following invasive species have been identified; *Alliaria petiolate* (garlic mustard), *Winged euonymus*, Sieb., Japanese stilt grass, *Microstegium vimineum* (Trin.) A. Camus, *Polygonum cuspidatum* (Japanese knotweed), *Rhus Radicans* (poison ivy), *Robus Phoenicolasius* (wineberry). The removal methods that will be used are Cutting by hand tools (chain saws., loppers, rotary saws), Cutting with equipment-grapples-shears, Cutting with power axe and Herbicide Rodeo. Disposal methods for the invasive species would be taken and stored in ASL yard 120 Commerce Court, Cheshire, CT 06410. The Treatment Period: Initial removal and herbicide application – Spring 2024, After May 15th - following initial treatment review & re-treat (if necessary) and Prior to October 15th – review and re-treat (if necessary).

Commissioner Schlechter made a MOTION to Declare the invasive plant removal at Davis Hill Bridge and River Rd Bridges as a non-regulated use, Commissioner Lubell SECONDED; the MOTION CARRIED UNANIMOUSLY.

5 Tiffany, Storm Water Sys. & Plantings, CLC Asset Holdings [CC-24-01-COM] Bryan Nesteriak, Engineer, presented the revised plan and answered questions from the Commissioners. Proposed to clean up the wooded area in the front yard. Mr. Nesteriak presented the revised drainage and detention system. A trench drain was added that wasn't part of the original plan, the trench drains discharges directly into the wetlands. Mr. Nesteriak stated he is trying to find a reasonable solution that meets the requirements of the Town. Installed was proper outlet dissipation, velocity dissipation, spreaders directing the flow through the proposed planting that was never built. A Dry hydrant was added near the pool. Dr. Failla suggested in the revised plan to add fittings for the Hydrant, for the Fire Dept to have access. Commissioner Squance stated that on the plant list Day Lilly's are not native to the U.S. Mr. Nesteriak stated they would choose a different plant.

Commissioner Francios made a MOTION to APPROVE the plan for 5 Tiffany Lane, Commissioner Lubell SECONDED; the MOTION CARRIED UNANIMOUSLY.

16 Hemlock Ridge, site development, Millman [CC-24-03-COM] Andrew Padron, Gray Organschi Architecture, presented the Site and Septic plan and answered questions from the Commission. The existing site consists of 2.0 acres and is improved with a single-family dwelling that was razed by fire, gravel driveways, pool and pool house. It is proposed to rebuild a new dwelling in the same location with a slightly different footprint. A series of yard basins will capture the damage as well as the entire roof of the dwelling and garage.

Commissioner Squance made a MOTION to APPROVE the plan for 16 Hemlock Ridge, Commissioner Schlechter SECONDED; the MOTION CARRIED UNANIMOUSLY.

60 Georgetown Road, filling and grading, Germak [CC-24-02-COM]

Aleksandra Moch, Wetland and Soil Scientist, presented site plans and answered questions from the Commissioners. The application is being filed to address site filling and grading after the fact. The work was undertaken without proper permit. The work conducted consisted of 18 truckloads of fill being brought to the site to level the yard. The estimated amount of fill installed is 180 cubic yards. The fill had not affected the wetland at the site and none of it was installed within the wetland area. Approximately 0.21 acre was disturbed as a result of filling and construction access to the residence which went under complete renovation. The footprint of the residence and the driveway have not changed. The work was limited to the internal renovation. The existing septic system is in good shape and it was not affected by the site improvements. No bedrooms were added. Dr. Failla Suggested replacing wood chips with plants. Commissioner Schlechter requested Ms. Moch to add the expanded planting plan, pipe to wetland revised plan, and finding away to make drop off less abrupt.

Other Business:

Saugatuck Dam Visit March 22, 2024 4 p.m.

Approval of Minutes:

Feb 15, 2024; Walk Notes March 2, 2024

Commissioner Schlechter made a MOTION to APPROVE the Regular Meeting minutes for February 15, 2024, Commissioner Lubell SECONDED; the MOTION CARRIED UNANIMOUSLY.

Commissioner Schlechter made a MOTION to APPROVE Walk Notes from March 2, 2024. Commissioner Francios SECONDED; Commissioner Lubell ABSTAINED. The MOTION CARRIED 3/0/1.

Respectfully Submitted,

Felippo Scandizzo

Recording Secretary