



Incorporated 1787

Conservation Commission

[DRAFT] WCC Walk Notes – April 6, 2024, 8 a.m. submitted by T. Failla, Conservation Planner
Present: K. Brendsel, S. Schlechter all sites; Dean Marin at 29 Briar Oak

33 Cannondale – On July 21, 2022, the Conservation Commission, approved Permit CC 22-09 for the tear down of an existing residence and site development for new residence with approximately a 7,100 sq. ft. footprint and 5,000 sq. ft of a central courtyard surrounded by the dwelling and exterior patios. The proposal also included a storm water infiltration system and new septic system. The property is surrounded by 2–to-3-foot field stone rock wall that was constructed about 2012-2013 by a previous owner. The approved activities for most of the project were within the upland review area of wetlands to the east and west of the project. Since 2022, a new owner has acquired the property and has presented a new development plan in relatively the same area that proposes a dwelling of approximately 3,750 ft under roof and approximately 4,400 sq. ft. front entrance courtyard and planting area and exterior terraces and patios in the rear. Commissioners had these questions and an observation: 1. The area for site development appears to be on ledge. Will the structure have a basement or will be built on slab? 2. The plan shows regrading of the site. How will this be done? Will additional fill be needed and how much? 3. How will the area be landscaped, and will invasive plants be removed and how will they be disposed of? 4. What trees will be removed? 5. When will demolition take place? 6. Double row silt fences with hay bales or 12-in core log are required.

40 Wildwood – A corrugated metal pipe about 12-16 in diameter under the driveway has failed. The headwalls on either side are to remain. Commissioners had these questions: 1. When will the work be done and how will the water be diverted during the construction to prevent sedimentation and turbidity downstream? 2. How will the old pipe be excavated so as not to damage or undermine the headwalls? 3. How will space for the new pipe proposed at 24 in diameter be accommodated in the existing head walls? 4. What are the elevations of existing conditions for the pond bottom to north and the outflow south of the driveway? 5. What will happen to the drainage from the pond to the north with larger pipe in place, will pond levels remain at current levels?

119 Weston – The owner proposes an addition which has a footprint of approximately 768 sq. ft. and a 240 sq. ft. new patio to the existing structure which has a footprint of approximately 1,050 sq. ft. and a 300 sq. ft patio. A storm water infiltration system is proposed to handle 384 ft of the proposed addition's front roof. Commissioners had these questions: 1. How will the storm water from the existing leaders and the back roof and patio of the addition be addressed? 2. Will the addition have a basement or be built on slab? 3. How many levels for the addition? 4. A drainpipe running in a southwesterly direction from the area of the house into the wetlands appears to be connected to a sump and possibly roof leaders, how will this be addressed during and after construction? 5. Do the existing roof leaders connect to dry wells? 6. Does the property owner have any plans to clear felled trees and stacked wood from the wetlands? If so, a plan and application need to be presented to the commission for a permit to conduct activities in the wetlands.

29 Briar Oak – Application for a garage and ADU above with a footprint of approximately 1,270 sq. ft with stormwater infiltration system, and septic is proposed. Commissioners had these observations: 1. Yard waste should be removed from wetlands edge and another location outside the upland review area identified. 2. A mitigation planting plan should be presented to replaces invasive plants with native plants along the wetland from the septic leeching field to the infiltration system.