



Incorporated 1787

## Conservation Commission

[DRAFT] WCC Walk Notes – Sept. 7, 2024, 8 a.m. submitted by T. Failla, Conservation Planner

Present: M. Francois and S. Schlechter as designated Commission representatives.

349 Goodhill – Neither the property owners (Harvey and Barbara Groves) nor a representative were present. T. Failla briefed the commissioners on the proposed plans (Site Improvement Plan for a Garage and Breezeway Aug. 1, 2024 by Grumman Engineering). The proposed activities are within the upland review area down a steep slope from .0663 acres of wetlands (about 4.3 percent) on the 1.5172-acre property. The wetlands are part of a wetlands and water course system that flows from the upper Goodhill neighborhood south and connects with Beaver Brook and the Saugatuck River. The residents propose demolishing an existing 295 sf one-car garage and removing a 160 sf shed in the area of a proposed driveway expansion. In its place they plan to build a 664 sf two-car garage and breezeway and expand the existing 1,433 sf driveway by 567 sf to 2000 sf as well as install and underground two-galley Cultec infiltration system to mitigate the change in stormwater runoff from the added impervious surfaces. Questions that arose on the walk follow: 1. What is the plan for the relatively new shed that appeared to rest on blocks without foundation in the area of the proposed expanded driveway? 2. What is the plan to mitigate significant erosion in the backyard behind the garage, steps, house and deck? 3. What is the purpose of three existing outlet pipes that run to daylight behind the house at the edge of a sharp drop off about 50 ft away from wn to the wetland edge? 4. Is there a plan to dissipate and treat the flow before it runs down the bank to the wetlands?

35 Steep Hill – Neither the property owners (Maria and Robert Kemery) nor a representative were present. T. Failla briefed the commissioners on the proposed plans (reconfigure driveway parking area and install storm water management system, work already started on parking area and drainage pipes installed to move water directly to Beaver Brook; see new Drainage Plan July 24, 2024 Fairfield County Engineering; also see following note from engineer.) Email Aug. 5, 2024 to Conservation Planner – “The trench drain will be removed (it's useless) and replaced with the drainage shown on the plan. No retaining wall is proposed; the stone there will be removed. The slope to grade around the new driveway layout is 3:1, which should be adequate. Best regards, Wayne D'Avanzo, P.E. Fairfield County Engineering LLC.” The proposed activities are to mitigate water getting into the garage and to reduce the impervious area of the driveway by 595 sf (20 percent) within the upland review area of 1.26 acres of wetlands and watercourse (about 46 percent) on the 2.74-acre property. The wetlands are part of the Beaver Brook wetland and watercourse system that flows to the Saugatuck River. T. Failla noted that work without permits was stopped in the late spring. He also noted that the homeowner asked on Aug. 26 to remove boulders that had been intended for construction of a retaining wall



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which was granted on the condition no further excavation take place. Questions that arose follow: 1. What mitigation steps will be taken to maintain the natural wetland flow from east of the project area, which is slightly below the wetland level and keep it moving under the driveway through an approximately 12 in. concrete pipe? 2. What is the plan to remove invasives and replant disturbed areas along the eastern edge of the driveway and parking area? 3. What is the planting plan for the area of the infiltration system overflow near the stream?

32 Kettle Creek – The project developer Jon Rogers along with his surveyor/engineer, Larry Edwards, and landscape designer, Tracy Chalofoux, met the group and provided an overview of the site development project for single family residence with a pool, stormwater management system and wetlands filling and creation (see Site Improvement Plan Aug. 20, 2024 by J. Edwards & Associates and Wetlands Restoration/Creation Enhancement Plan & Plant List Aug. 16, 2024 by Tracy Chalifoux LLC.) The proposed activities will alter about one half acre of the 2.03-acre site of which .21 acres (about 10 percent) are wetlands that are part of the Kettle Creek wetland and water course system flowing into the Saugatuck River. The proposed activities include filling a wetland pocket of about 130 sf and creating a wetland of about 400 sf in the area of an apparent berm created by human activity near an existing wetland. The plan includes a planting plan and invasive plant removals within the created wetland area and nearby buffer around the pool area. The project also involves tree removals for house and lawn in a forested area around the wetland pocket on southwest side of the property. Questions that arose follow: 1. Location of pool equipment? 2. How will natural sheet flow reaching the wetland pocket in the front yard be directed around the proposed house to the new and existing wetlands and be diverted from flowing on the adjacent property downhill to the southwest?. 3. What is the plan for tree removal and tree or shrub replacement in the wooded area that will be disturbed by house construction and lawn creation?

Lot 15 Newtown Tpke (between 11 and 25 Newtown Tpke) – Neither the property owner (Able Construction) nor a representative were present. T. Failla briefed the commissioners on the proposed plans (Septic System and Site Development Aug. 19, 2024 by McChord Engineers). About 20 ft of property frontage is in Wilton with 1.84 acres of the total acre percent in Weston where most of the site development will take place. The proposed activities will alter about 0.15 acres (about 7.5 percent of the property). Wetlands and watercourse with flow under Newtown Tpk to the West Branch of the Saugatuck River make up 0.057 acres (about 2.85 percent of the total parcel acreage). A significant recharge system for capturing water flow off the steep hillside is in Wilton and is in the process of receiving an administrative permit from that town's Conservation Office Mike Conkling. Questions that arose follow: 1. Location of pool equipment? 2. What can be done to reduce the amount of impervious surface the proposed for 6,370 sf "horseshoe" driveway and parking areas and lawn area 25,005 sf? 3. How will the system of yard, curtain, wall landscape drains footing drains and recharge and

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infiltration systems adequately compensate for the elimination of the natural forest and system of swales and meadow for water flowing down the steep hillside off approximately 8-10 acres off properties above and east on Ridge Road given elimination of large trees, natural swales and meadow and creation of undetained area of approximately 26,485 sf or 0.6 acres, that will become pool patio lawn and impervious surfaces.