

Town of Weston
Conservation Commission
Regular Meeting
September 19, 2024 7:30 p.m.

Conducted remotely via Internet and Telephone

MINUTES

Chairwoman Sarah Schlechter called the meeting to order at 7:32 pm. Present were Abigail Squance and Michael Lubell. Also present were Dr. Tom Failla, Conservation Planner and Felippo Scandizzo, Recording Secretary.

Discussion/Decisions

349 Good Hill – Garage/Breezeway – Groves [CC-24-15-COM]

Dean Martin, from Grumman Engineering LLC, presented the plan to construct a new 2 car garage and expand the driveway for access. The plan is to remove the shed and detached garage, construct a new garage with a breezeway, expand the driveway, and install a stormwater retention system. Chairwoman Schlechter recommended for materials to be taken offsite and any change in that plan, the applicant must request a modification. With satisfaction of the modification, the Conservation Planner can approve.

Commissioner Squance made a MOTION to APPROVE the Plan for 349 Good Hill – Garage/Breezeway – Groves [CC-24-15-COM]. Commissioner Lubell SECONDED; The MOTION CARRIED UNANIMOUSLY.

Lot 15, Newtown Tpk – Single Family Residence – Abel Construction [CC-24-16-COM]

Tom Nelson, McChord Engineering, presented the proposed plan to construct a new single-family residence, driveway, pool and hardscape with associated site grading, erosion controls, utilities, septic system and stormwater management improvements. Material will be removed for the construction of the house, pool and drainage systems. It will be temporarily stockpiled in designated areas until it can be used on site. Excess material will be hauled away. If any additional material is needed it will consist of clean common fill. Clean gravel and sand will be brought onsite for the septic and stormwater system. Construction entrances and erosion controls will be installed first. Then clearing and earthwork will occur prior to foundations being installed. As the house is being constructed the stormwater management improvements and septic systems will be installed. Final grading and installation of the driveway hardscape and landscaping will occur last. Erosion controls will remain in place until the site is stabilized. Duration of construction is anticipated to be approximately 12 months.

Chairwoman Schlechter made a MOTION to APPROVE the Plan for Lot 15, Newtown Tpk – Single Family Residence – Abel Construction [CC-24-16-COM]. With conditions that the pool equipment be added to the plan, the construction sequence be more detailed to the satisfaction of the Conservation Planner and to limit construction access to the northern driveway. Commissioner Squance SECONDED; The MOTION CARRIED UNANIMOUSLY.

35 Steep Hill – Driveway/storm water system – Kemery [CC-24-17-COM]

Aleksandra Moch, Environmental Consultant, presented plan to reconfigure the parking area of the driveway and install a stormwater management system. The proposed activities have been started without a permit. Once advised by the Environmental Planer, the owner had ceased the work and made an effort to prepare an application to authorize the activities. The expansion of the driveway parking area was needed to accommodate the traffic and make it easier to turn vehicles around. Soil was excavated to enlarge the driveway parking area. Stone was brought to build the retaining wall along the edge. The construction sequence begins with excavating for driveway modification, install an in-ground infiltration system, repave the driveway and final grading and stabilization for the restoration of the vegetative cover.

Chairwoman Schlechter made a MOTION to APPROVE the Plan for 35 Steep Hill – Driveway/storm water system – Kemery [CC-24-17-COM]. With conditions for removing barberry/invasives along the eastern side of the driveway, add construction sequence and clarify the order of the culvec and driveway, add silt fence details, culvert under driveway checked to make sure water is flowing and cleaned out if necessary, regrading done by the end of the year and planting plan done by June 2025. Commissioner Squance SECONDED; The MOTION CARRIED UNANIMOUSLY.

32 Kettle Creek – Single Family Residence – Harmon/Rogers [CC-24-18-COM]

Jon Rogers, from JD Rogers Development, and Ian Eller, from J. Edwards & Associates presented plan to construct a single-family home. Relocate a small pocket of wetlands to the rear of the property. The construction begins with installing silt fence protecting wetlands, excavate soil to construct a single-family home, construct home and stabilize site by planting grass and plants. Steven Danzer Ph.D, Soil scientist, presented the wetlands plan. For wetland 2 includes restoring and creating 595 square feet of wetland by removing an earthen berm, connecting wetland flags 11 and 13. Non-native plants will be replaced with native species. The restoration ratio to impacted wetland 1 is 4.31:1. Additionally, 710 square feet will be enhanced by removing invasive species and planting native plants with 380 square feet in the wetlands and 3:30 square feet in the buffer

No Motion was made. Chairwoman Schlechter stated that the Commission will need to see that the construction sequence and culvec water retention systems are going in prior to the impervious surface. The Commission will also need details on the silt fence, construction sequence, sediment control notes, moving pool, adding utilities and stockpile location.

Modifications:

9 Calvin – Remove gill/Restoration – Quimi [CC-23-05-COM]

Mr. & Mrs. Quimi requested a third extension for the permit at 9 Calvin Rd. Mrs. Quimi stated that they have been consulting and searching for an alternative contractor and engineers to finish the work. The Commissioners shared concerns about the amount of time that has passed, and the lack of work being done. Chairwoman Schlechter stated she would like for Mr. & Mrs. Quimi to come back to the next meeting with a decision made on who the contractor will be and when will they begin the work.

Staff Update:

2 Woodland Way – Pond restoration – Ascher [CC23-04-COM]

Dr. Tom Failla updated the Commissioners with existing permit. Dr. Failla stated that the project was a pond dredging without a permit. A planting and restoration plan was developed with Dr. Failla. Dr. Failla is coordinating a time to meet with the homeowners and Soil Scientist James M. McManus.

9:28PM Commissioner Lubell made a MOTION to ADJOURN the meeting. Commissioner Squance SECONDED; The MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Felippo Scandizzo

Recording Secretary