

MEMBERS PRESENT:

Michiel Zegers, Ted von Rosenvinge, Robert Turner, Sarah Schlechter and Michael Reiner

The meeting of the Weston Conservation Commission opened at 7:45 p.m.

SET WALK DATE

The walk date was set for Saturday, February 10, 2018. The Commissioners will meet at Town Hall at 8:00 a.m.

RECEIPT OF APPLICATIONS:

- Town of Weston, Moore Property, Map 17, Block 1, Lot 17, Lords Highway East, Proposed Weston Dog Park

MOTION TO RECEIVE

Mr. Zegers made a motion to receive the application for Town of Weston, Moore Property, Proposed Weston Dog Park and Mr. von Rosenvinge seconded. All in favor, the motion carried (5-0).

DISCUSSION/DECISION: REQUEST FOR MODIFICATION TO WETLANDS PERMIT #17-02, IRON SHEILD INVESTMENTS, 31 HIDDEN SPRING DRIVE, NEW HOUSE CONSTRUCTION AND RELATED SITE WORK (PEAK ENGINEERS)

Tom Quinn, P.E., Walid Cherfane, owner, and Kate Throckmorton, landscape architect, came forward to discuss the modification. Mr. Quinn stated that they amended the plan to have an increased buffer area. There was some additional cutting of ledge rock that resulted in and re-grading on the wetlands side of the property that did not agree with the permit that was granted. He noted that they were asked to do a topo of the existing conditions and to show areas where they are grading beyond what has already been done. He also explained that the large stockpile was spread out with some brought onto the 35 Hidden Spring site but most of it was spread and leveled. They propose a few grade changes in between septic area and want to move the row of boulders and place it right on the limit of disturbance line and add fill to make a 2 ft. high boulder wall. Mr. Quinn noted that they will be bringing in just under 200 yards of fill to make a gentle grade from house down to the boulder wall.

Kate Throckmorton, landscape architect with Environmental Land Solutions came forward and stated that the plan is to establish the area back to woods with pine trees, shrubs, red oaks, dogwood, bayberry in front and the edge will be seeded as meadow and allowed to naturalize. She explained that it will be a fairly dense planting to get the area re-established quickly. She also indicated the raingarden bio-swail for the driveway which includes red maples and inkberry, and the area will be seeded with a rain garden mix and allowed to naturalize. Discussion ensued.

Following discussion, a motion was made:

MOTION FOR APPROVAL

Mr. von Rosenvinge made a Motion to approve the modification to wetlands permit #17-02, as shown on plans prepared by Peak Engineers, dated 3/7/16, revised 1/20/18, and planting plan prepared by Environmental Land Solutions, dated 1/25/18, subject to: Standard Conditions A-G; H. The planting plan and rain garden are to be installed no later than the Fall 2018 and reviewed by the landscape architect after installation; I. Clean fill certification must be submitted for fill that has been brought in and for any new fill coming in; and Special Conditions 1 and 2 regarding the limit of disturbance and rain garden. Mr. Zegers seconded the motion. All in favor, the motion carried (5-0).

DISCUSSION/DECISION CONT.: IRON SHEILD INVESTMENTS, 35 HIDDEN SPRING DRIVE, NEW HOUSE CONSTRUCTION AND RELATED SITE WORK (PEAK ENGINEERS)

Tom Quinn, P.E., owner Walid Cherfane and Kate Throckmorton, landscape architect came forward to discuss the application. Mr. Quinn explained why they revised Lot 2 noting that the existing subdivision was 3 lots but after an agreement with the neighbor, they revised it to create two lots because Parcel 3 will never be built upon. He noted that they needed Conservation approval before they go back to the P&Z for the lot line changes. Mr. Quinn then explained that based on discussions last month, they moved the house forward 50 ft. further away from the wetlands. They also shrunk the house by 300 sq. ft. +/- and moved the limit of disturbance line consistent with what was approved by the subdivision but in order to have some rear yard and the septic system, they will need to fill going into that line of disturbance and bump out an area approximately 10-15 feet and that area will be planted with native grasses. Mr. Quinn then indicated the drainage areas for the driveway and the front of the house and another for the rear of house. He also pointed out the limit of disturbance line which will be demarcated by large boulders. Ms. Schlechter stated that the double silt fence with hay bales should be installed as soon as possible since that area has been disturbed. Mr. Quinn also noted that there will need to be an additional 600 yards of fill brought on to the site. Kate Throckmorton, landscape architect, then addressed the planting plan for the buffer area. She explained the trees that will be planted and noted that the top part of the septic system will seeded and maintained as a meadow.

MOTION FOR APPROVAL

Ms. Schlechter made a motion to approve the application for Iron Shield Investments, 35 Hidden Spring Drive as shown on a plan prepared by Peak Engineers dated 11/7/17 and revised 1/20/18 with the revised limit of disturbance line, and the planting plan prepared by Environmental Land Solutions dated 1/25/18, subject to standard conditions: A-G; H. Clean fill certification is to be provided; I. The planting plan is to be installed no later than the fall following the beginning of construction and reviewed by the landscape architect after installation; and Special Conditions 1 and 2 regarding the limit of disturbance line. Mr. von Rosenvinge seconded the motion. All in favor, the motion carried (5-0).

DISCUSSION/DECISION: WESTON I, LLC, 107 GEORGETOWN ROAD, NEW DRIVEWAY ENTRANCE (LAWRENCE BEAUSOLEIL)

August Lenhard, owner, came forward to discuss the application. He explained that he has owned the property for many years with the original plan to continue use as a service station but the use was not "grandfathered". So now the plan is to have a renovated rental apartment upstairs. Mr. Lenhard noted that the gas tanks are gone and when they were digging for a new septic system they hit oil and had to have that remediated. Due to the location of the septic, they need to move the driveway entrance. He then indicated the location of the new driveway with the proposed entrance on Samuelson Road. Ms. Schlechter noted that they need to make sure the silt fence is established as a double silt fence with hay bales in the middle. Discussion ensued.

Following some discussion, the following motion was made:

MOTION FOR APPROVAL

Mr. Zegers made a Motion to approve the new driveway entrance, as shown on plans prepared by Connecticut Consulting Engineers, revised dated 12/11/17, subject to the Standard Conditions A-G and H. a double silt fence with hay bales in between is to be installed immediately. Ms. Schlechter seconded the motion. All in favor, the motion carried (5-0).

APPROVAL OF MINUTES

Mr. Zegers made a motion to approve the Minutes from December 21, 2017 and Mr. von Rosenvinge seconded. All in favor, the motion carried (4-0 (1 abstain, Reiner).

ELECTION OF OFFICERS

Mr. von Rosenvinge nominated Mr. Zegers for Chairman and Mr. Turner seconded. All in favor, the motion carried (5-0).

Mr. Zegers nominated Mr. von Rosenvinge for Vice Chairman and Ms. Schlechter seconded. All in favor the motion carried (5-0).

MOTION TO ADJOURN

Mr. Smith made a motion to adjourn the meeting and Mr. Turner seconded. All in favor, the meeting adjourned at 9:00 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary