

MEMBERS PRESENT:

Chairman, Michiel Zegers, Vice-Chairman, Ted von Rosenvinge, Robert Turner, Ed Schwarz, Susan Schlechter, Jim Smith and Michael Reiner  
Also: Tracy Kulikowski, Land Use Director

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The regular meeting of the Weston Conservation Commission opened at 7:30 p.m.

RECEIPT OF APPLICATIONS:

- Wild Things Development, LLC; 16, 20, 58 & 82 Weston Woods Way, Weston Woods Subdivision, Lot 6, Map 3765, new septic for #58 and Removal of Portion of Driveway (Mark Ochman, PE of Ochman Associates, Inc.)
- Jerome Loustau, 17 White Oak Lane, Site Grading Plan (McChord Engineering Assoc., Inc.)
- Tracey & James McArdle, 89 Norfield Road, Mulched Path
- Don & Alissa Stoltz, 87 Norfield Road, Wood-Chipped Path

MOTION TO RECEIVE

Mr. Schwarz made a motion to receive the application for Wild Things Development, 16, 20, 58 & 82 Weston Woods Way and Ms. Schlechter seconded. All in favor, the motion carried (6-0).

MOTION TO RECEIVE

Ms. Schechter made a motion to receive the applications of Loustau, 17 White Oak Lane, McArdle, 89 Norfield Road and Stoltz, 87 Norfield Road and Mr. von Rosenvinge seconded. All in favor, the motion carried (7-0).

DISCUSSION/DECISION: CLC ASSET HOLDINGS, LLC, 5 TIFFANY LANE, NEW HOUSE WITH DETACHED ARTIST STUDIO CONSTRUCTION AND RELATED SITE WORK.

Don Stump, representing the owners, came forward to present the proposal, noting that it is approximately 3.6 acres. They wanted to incorporate the natural beauty while respecting the wetlands so they went through multiple options finally coming to the current proposal. Ms. Kulikowski noted that this was part of a subdivision approved in 2003.

Bryan Nesteriak, P.E. came forward and pointed out the wetland areas and ledge and stated the plan is to build a 3 bedroom home with a detached artist studio. Both will be built slab-on-grade with no basements. He indicated the location for the proposed well and septic and noted it was tested and they are in the process of getting the Westport/Weston Health District approval. Mr. Stump then noted that the driveway has been designed to flow with the land as much as possible and there are 2 4' retaining walls to reduce any impact to wetlands. Discussion ensued.

Mr. Nesteriak then explained the erosion controls by indicating the location of the double row silt fences. He also noted that there won't be much soil left over to stockpile and discussion continued.

Alison Danzberger, Architect, came forward and stated that the owners are very concerned about protecting trees and will be cutting down as minimum amount as possible and will do a good job repairing anything after construction. Mr. Schwarz suggested moving the driveway over so that a planting buffer could be added and discussion continued.

Frank Volrath, 11 Tiffany Lane, with Beth Niewenhouse came forward and stated that they would not have any concerns and it sounds like from the plan that it is going to be very nice and enhance the value of community. He questioned how deep into the property the house would be going and Mr. Smith noted from the plan that it would be at least 100 feet.

Steven Crowe, 3 Alexander Lane, came forward and stated that he was concerned about the impact of the well and shed water and whether there would be sufficient water for them. The Commissioners recommended that they speak with the Westport/Weston Health District as they deal with wells and septic systems.

Hearing no additional discussion, the following motion was made:

MOTION FOR APPROVAL

Mr. Schwarz made a approve to approve the site development plan for 5 Tiffany Lane, as shown on plans prepared by B&B Engineering, dated 6/15/2018 and revised 7/25/18, further revised 7/26/18, consisting of 2 pages, with Conditions S-I, and J. Applicant is to submit a detailed planting plan to the Conservation Planner for approval. Mr. Smith seconded the motion. All in favor, the motion carried 7-0.

DISCUSSION/DECISION: PROPOSED AMENDMENTS TO LAND USE FEE SCHEDULE [CHAPTER 70 OF THE WESTON TOWN CODE] (LAND USE DIRECTOR)

Ms. Kulikowski highlighted the Amendments to the Fee Schedule and after some discussion, the following motion was made:

MOTION FOR APPROVAL

Mr. Zegers made a motion to approve the draft fee schedule and Mr. von Roseninge seconded. All in favor, the motion carried (7-0).

APPROVAL OF MINUTES

Mr. Zegers made a motion to approve the Minutes from the June 21. 2018 meeting and Mr. Smith seconded. The motion carried (6-0 [abstain Schlechter]).

MOTION TO ADJOURN

Mr. Zegers made a motion to adjourn and Mr. von Roseninge seconded. All in favor, the meeting adjourned at 8:42 p.m.

Respectfully submitted,

Delana Lustberg  
Recording Secretary