

MEMBERS PRESENT:

Chairman Ed Schwarz, Robert Turner, James Smith, Ted von Rosenvinge and Sarah Schlechter

Mr. Schwarz opened the April 27th meeting of the Weston Conservation Commission at 7:30 p.m.

SET WALK DATE

There were no receipts so there will be no site walk.

DISCUSSION OF APPLICATION: ROSENBERG & SOKOLOW, 4 TIFFANY LANE, NEW SINGLE FAMILY HOME CONSTRUCTION

Mark Ochman, from Ochman Land Surveyors came forward representing the owners. He presented revised plans showing the buffer area as well as narrative from soil scientists explaining plants in the buffer area and rain garden. He stated that they are just going to be planting on the down gradient side, explaining that because of the rock outcropping on the other side, would not be able to get plants in. Mr. Ochman also noted that they have received approval from the Health Department for the septic system and presented a copy of the stamped approval. He then indicated the wetland area on the plans and noted Jennings Brook on the property and also that a portion of property is in the 100 year flood zone.

Mr. Ochman then noted that the slopes in the upland area are 2-25% and the entire upland lies within 100 review area. They are proposing a 4 bedroom residence with deck and driveway, the footprint is 1500 sq. ft. The basement is 60% crawl space and the remaining a full walk out on the south side of the house due to the slope of the land and there will be no garage. He then addressed the erosion controls of double silt fence with hay bales on the down gradient and pointed out the cutting and stumping. Discussion ensued.

Mr. Ochman then noted that the proposed rain garden is part of their runoff plan. Mr. Schwarz stated that if they store any soil it should be covered. Discussion then ensued regarding the planting plan.

Following discussion a motion was made.

MOTION TO APPROVE

Mr. von Rosenvinge made a motion to approve the application for 4 Tiffany Lane as shown on plans prepared by Ochman Land Surveyors dated 3/15/2017 and Sheet 2 revised 4/26/17, subject to Standard Conditions A-I and J. Construction sequence is to be appended to plans for the contractor to follow; and K. Plans are modified to strike words "proposed and recommended" to make it clear that requirements are for the contractor to install a buffer; and L. The owner's representative is to visit the site during construction to confirm that the silt fence has been

properly placed to meet its intent and that the rain garden is installed properly. Mr. Schwarz seconded the motion. All in favor, the motion carried (5-0).

APPROVAL OF MINUTES

Mr. Turner made a motion to approve the Minutes from March 23, 2017 and Mr. Schwarz seconded. All in favor, the motion carried (5-0).

OTHER BUSINESS

There was discussion and suggested revisions to the Standard Conditions and decided that the next meeting the Conservation Planner should be there as well.

MOTION TO ADJOURN

Mr. Schwarz made a motion to adjourn the meeting and Mr. Smith seconded. All in favor, the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary