

MEMBERS PRESENT:

Chairman Ed Schwarz, Michiel Zegers, James Smith, Ted von Rosenvinge and Robert Turner and Cathy Minter

The meeting of the Weston Conservation Commission opened at 7:35 p.m.

SET WALK DATE

The walk date was set for Saturday, December 9, 2017. The Commissioners will meet at Town Hall at 8:00 a.m.

RECEIPT OF APPLICATIONS:

- Iron Shield Investments, LLC, 35 Hidden Spring Drive, New house construction and related Site Work, (Peak Engineers, LLC)
- Aspetuck Valley Country Club, 67 Old Redding Road, Sediment removal from Ponds (US Pitchcare, LLC)

MOTION TO RECEIVE

Mr. Zegers made a motion to receive the application for Iron Shield Investments, 35 Hidden Spring Drive and Mr. Schwarz seconded. All in favor, the motion carried (6-0).

MOTION TO RECEIVE

Mr. Schwarz made a motion to receive the application for Aspetuck Valley Country Club, 67 Old Redding Road and Mr. Smith seconded. All in favor, the motion carried (6-0).

DISCUSSION/DECISION: HUTTON, 11 KETTLEWOLD LANE, HOME ADDITION AND SCREENED PORCH (FIFIELD, PIAKER, ELMAN ARCHITECTS)

Mr. Fifield, architect, came forward and explained that this is an unusual lot, it is split with a portion on either side of Kettlewold Lane. The garage is on one side and the house is on the other and the property is only .9 acres combined. He noted that the majority, 60%, of the lot is wetlands soil and there is also an active pond and waterway on the side. Mr. Fifield explained that his clients are elderly and want a master bedroom on the ground floor and they have kept the footprint to as minimum as possible. He also noted the extensive decking around the waterside of the property and stated that they plan to remove the existing, put in new footings and re-build in the same location. He explained that they will surround the property with silt fencing, access will be from the side and they will hand deliver everything to the hardest location to reach. Mr. Schwarz questioned if there would be any excavating and Mr. Fifield stated that there would be some excavation for the crawl space and all material will be off site the same day. He also noted that they have Health Department approval for the septic system and they are putting in a small

gallery and rain garden to take the runoff from the roof of the screened porch. The Commissioners they reviewed the construction sequencing.

MOTION FOR APPROVAL

Mr. Zegers made a motion to approve the application for Hutton, 11 Kettlewold Lane, as shown on a plan prepared by Ochman Associates dated 10/17/17 and revised 11/16/17, subject to the Standard Conditions, A-G and H. The applicant is to resize the retention area to handle the addition and existing roof runoff, and I. The Construction Sequence is to be submitted to the Conservation Planner as discussed. Mr. Schwarz seconded the motion. All in favor, the motion carried (6-0).

REQUEST FOR MODIFICATION TO WETLANDS PERMIT #17-7, JOBERMAR PROPERTIES, LLC, 18 & 22 GREY FOX LANE, SEPTIC SYSTEM RELOCATION (BPC BUILDERS

The builder came forward and stated that their Engineer and the Westport/Weston Health District were unable to come up with a suitable location for the septic system without bringing in substantial amounts of fill. They re-tested an area uphill which turns out to be the only suitable area on the site. The Health District has approved that area and so they have relocated the storm water system. Discussion ensued.

MOTION FOR APPROVAL

Mr. Zegers made a motion to approve the modification shown on plans prepared by Fairfield County Engineering, dated 6/20/17 and revised 9/26/17. Mr. Schwarz seconded the motion. All in favor, the motion carried (6-0).

APPROVAL OF MINUTES

Mr. Schwarz made a motion to approve the Minutes from October 26, 2017 and Mr. Zegers seconded. All in favor, the motion carried (6-0).

MOTION TO ADJOURN

Mr. Smith made a motion to adjourn the meeting and Mr. Turner seconded. All in favor, the meeting adjourned at 8:05 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary