

MEMBERS PRESENT:

Chairman Ed Schwarz, Vice-Chairman Cathy Minter, Robert Turner, Jim Smith and Sarah Schlechter

Also: Tracy Kulikowski, Land Use Director

Mr. Schwarz opened the July 21st meeting of the Weston Conservation Commission at 7:30 p.m.

SET WALK DATE:

The walk date was set for Saturday, August 6, 2016. The Commissioners will meet at Town Hall at 8:00 a.m.

RECEIPT OF APPLICATIONS:

- Sakin, 10 High Noon – pool (Lang)
- Shaffer, 326 Georgetown Road, new house

MOTION FOR RECEIPT:

Mr. Schwarz made a motion to receive the applications of 10 High Noon and 326 Georgetown Road and Mr. Turner seconded. All in favor, the motion carried (6-0).

DISCUSSION OF APPLICATION: STURGES BROS. PARCEL “B” 87 NORFIELD ROAD (REAR LOT) NEW HOUSE

Robert Jewell, Esq. came forward representing the applicant, along with the owners and their project engineer, Frank Valor, PE. They presented the plans and noted that it is a 2.06 acre undeveloped subdivision lot. Has frontage on Norfield Woods Road but the developable portion is inaccessible due to a watercourse through the middle. The work is in the upland area but still within the review area. Attorney Jewell explained that it is a modest sized single family dwelling. Following a question posed by Mr. Turner he further explained that they did not need a variance for the driveway. Ms. Kulikowski noted that it did not need a variance, it is an easement approved by the Town Engineer because it has frontage on Norfield Woods Road. The Commissioners reviewed the plans and discussion ensued.

Mr. Valor then addressed the silt fence requirement and agreed that they will be double with hay in the middle and will wrap all around the disturbed area. He noted that any runoff from the roof sheet flows to grass swails which pick up the runoff which is then directed to cultec rechargers. He indicated the location of the cultecs and the septic system and noted that there will be zero increased runoff. He indicated where the fill for the septic system will be and noted that it will only be about 100-125 yards of fill. Ms. Minter questioned whether they have a vegetative buffer planned along the silt fence for after construction and Attorney Jewell stated that it was something they could look into. Don Sturges came forward and stated that most of the area will

be lawn but they would be happy to put a vegetative buffer along the lower area and discussion ensued.

Mr. Schwarz suggested that the buffer be 20 feet from the inland waterway and Mr. Sturges asked for 15 feet and the Commission agreed.

MOTION FOR APPROVAL

Mr. Schwarz made a motion to approve the application for Sturges Bros., Parcel "B" 87 Norfield Road, as shown on plans prepared by Frank Fowler, Engineers dated 6/8/16, revised 7/21/2016, subject to Standard Conditions A-I, J. A 15 foot planting buffer off the watercourse is to be installed. Ms. Minter seconded the motion. All in favor, the motion carried (6-0).

DISCUSSION OF APPLICATION: 42 CARTBRIDGE, NEW HOUSE, BEST BUILD LLC (BABIVSKY)

Tom Quinn, P.E. from Peak Engineering and Kate Throckmorton, Landscape Architect came forward to present the application. The property is 2 acres on the east side of Cartbridge Road and the entire property drains to the east to a wetland and in that is a small brook. The wetlands were delineated by Mary Janney, Soil Scientist and Mr. Quinn indicated the wetland line on the plan. There is a driveway that runs down into the property with a small structure and they plan to remove the shower so that it only has a half bath. Mr. Quinn also noted that there will be approximately 500 feet of disturbance in the upland review area and there is a steep slope with potential for erosion to flow towards the wetland.

Mr. Quinn explained that there will be two phases to the project with Phase I starting at the downhill area and work out. He indicated the location of the silt fence and pointed out that the fill removed for the driveway will be used for the septic berm. He also noted that additional silt fencing will be installed above the septic system and then they will quickly seed the area with a mix proposed by Ms. Throckmorton. Following that, there will be a rip wrap spreader for the roof drains installed so no activity will need to go on past the silt fencing. Mr. von Rosenvinge questioned whether they would need to bring in fill and Mr. Quinn stated that most of the fill will be coming out of the driveway area but they will need to bring some in as well. Mr. von Rosenvinge explained that it is very important that the fill coming on site has been verified that it is clean fill. Mr. Quinn then stated that Phase II will be the excavation and building of the house.

Mr. Quinn then explained that there are two catch basins in the driveway and a report that there will be zero incremental runoff and actually quite a bit of reduction. After the house is constructed, they will implement Ms. Throckmorton's planting plan. Ms. Throckmorton came forward to clarify and confirm that all the developed areas are outside the 100 foot setback. She indicated where the existing tree cover will remain and the area around the house planted with shrubs around the house as screening from the road and the neighbors. There will be no extension of the lawn and the septic area will be planted with a meadow mix.

MOTION FOR APPROVAL

Mr. Smith made a motion to approve the application for 42 Cartbridge Road as shown on plans prepared by Peak Engineers, LLC dated 5/16/16, revised 6/5/16 and 6/21/16, consisting of 3 pages and a planting plan prepared by Kate Throckmorton, subject to the Standard Conditions A-

I and J. Single silt fencing is to be a double row silt fence with hay bales in between. Ms. Minter seconded the motion. All in favor, the motion carried (6-0).

DISCUSSION OF APPLICATION: JOSEPH, 2 & 10 BROAD ST. WATERCOURSE & WETLAND IMPROVEMENTS

Barry Hammons, P.E. and Richard Hartlage, Landscape Architect, came forward to present the application. Mr. Hartlage explained that they would like to improve water quality on Broad Street and mitigate the two acre property with passive use and a stroll garden. All the plantings will be native and there will be no significant grading with the garden portion or mitigation plan. It is more of a storm water management issue. The path is proposed to be crushed gravel for stability. Mr. Hammons explained that there is a large watershed north of the property which is piped under the road and they would like to extend the pipe so that the head wall is entirely on the Joseph property. It's been a drainage issue for many years and they are just trying to fix it. He then explained how they plan to mitigate the quality of the water that is going into the lake. Discussion ensued.

Adrian Coerver, Landscape Designer then came forward to describe the planting plan along with Mr. Hartlage. He noted that there are two areas, the wetland area and the upland area. They would like to remove invasive species, use the existing topography and replant the property with a full complement of native plants, ferns, grasses, etc. Mr. Hartlage explained that this is a great project because they are improving habitat, water quality and fixing the drainage issue which is a benefit to the Town as well as the property owners.

Following a question posed by Mr. Smith, Mr. Hartlage described the proposed bridge as a simple planked bridge with no footings and Ms. Coerver noted that it will be a break-away bridge in case of a 100 year storm. Ms. Schlechter expressed some concern with the pathway going through the wetlands. Discussion continued.

MOTION FOR APPROVAL

Mr. Schwarz made a motion to approve the application for Joseph, 2 & 10 Broad Street as shown on plans prepared by Land Morphology & Barry Hammons, P.E. dated 1/13/2016, revised 6/20/2016 and a planting plan by Richard Hartlage dated 6/7/2016, subject to the Standard Conditions A-I. Ms. Minter seconded. All in favor the motion carried (6-0).

DISCUSSION OF APPLICATION: SAFERSTEIN, 10 SMITH RIDGE, TANNERY SUB. NEW HOUSE, BENNETT

Richard Bennett, P.E. came forward to present the application, noting that topography is the big issue and access to the site. He indicated the location of the wetlands just off the property and the 100 ft. regulated area noting that the house will be outside the regulated area. He indicated that the septic system has been approved by the Weston/Westport Health District. They plan to fill the back area and tuck the house into the slope. Mr. Bennett noted that they have plenty of fill on the property with a pretty good balance of cut and fill. He indicated that there are 3 retaining walls, 6 feet high and 20 feet in between. Discussion ensued.

Following discussion, the following motion was made:

MOTION FOR APPROVAL

Mr. Schwarz made a motion to approve the application for 10 Smith Ridge, as shown on plans prepared by Richard Bennett, P.E. and dated 7/7/2015, revised 7/21/2016 and subject to Standard Conditions A-I. Mr. Smith seconded the motion. All in favor, the motion carried (6-0).

APPROVAL OF MINUTES

Mr. Schwarz made a motion to approve the Minutes from June 16, 2016 and Mr. Turner seconded. All in favor, the motion carried (6-0).

MOTION TO ADJOURN

Mr. Schwarz made a motion to adjourn the meeting and Ms. Schlecter seconded. All in favor, the meeting adjourned at 9:30 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary