

DATE APPROVED: November 17, 2016

CONSERVATION COMMISSION MINUTES FOR OCTOBER 20, 2016 PAGE #16-24

MEMBERS PRESENT:

Vice-Chairman Cathy Minter, Robert Turner, Michiel Zegers, Ted von Rosenvinge, Jim Smith and Sarah Schlechter

Ms. Minter opened the October 20th meeting of the Weston Conservation Commission at 7:30 p.m.

SET WALK DATE:

The walk date was set for Saturday, November 5, 2016. The Commissioners will meet at Town Hall at 8:00 a.m.

RECEIPT OF APPLICATIONS:

- Rogers, 11 Saugatuck River Road, replacement septic system
- Salem, 2 Steep Hill Road, replacement barn with septic system

MOTION FOR RECEIPT:

Mr. Zegers made a motion to receive the applications of Rogers, 11 Saugatuck River Road and Salem, 2 Steep Hill Road and Mr. von Rosenvinge seconded. All in favor, the motion carried (6-0).

DISCUSSION OF APPLICATIONS:

ARCTIC CONSTRUCTION – REV. PARCEL 475A GEORGETOWN RD. NEW HOUSE

ARTIC CONSTRUCTION REVISED PARCEL 515B GEORGETOWN ROAD, NEW HOUSE

Peter Olson, Esq. representing the owners came forward and suggested that the presentation be combined for both parcels so they don't end up repeating themselves. He gave a history of the properties, noting that in the past, there were 2 lots, the southern parcel (Lot 475) is 3 acres and the northern parcel (Lot 515) is 5 acres. Lost Trail LLC recorded maps that purported to revise the lot lines and divide each parcel into two lots, showing 4 parcels of land. The land was foreclosed upon and eventually sold to their client, Arctic Construction as 3 lots and they discovered that 2 of the lots did not meet zoning requirements so they eliminated one of the lots and divided that land area between the 2 remaining lots. They are proposing a common driveway that serves both lots to an existing curb cut and they need DOT approval, but can't get that until they receive the necessary approvals from the Town.

The proposal is for two single family homes on oversized lots and he introduced Kate Throckmorton, LA, who came forward and indicated the disturbed ballfield area and stated that on Parcel 475A the driveway will cut across the middle of that disturbed area. She then described the wetland corridor on the east side, the existing woods line and the wetlands noting that it is a wide wetland area over 300 ft. wide and extends off the plan. Ms. Throckmorton explained that both properties are being developed in the upland review area but some activity will happen

within the 100 ft. review area. She indicated the buffer zone which is no closer than 90 ft. from the wetlands. She then spoke to Parcel 515B indicating that the plan maintains the existing woods line, the house, driveway and all improvements are outside the review area. There will be site work for septic grading, but they will revegetate and the limit of the lawn line will be demarcated with boulders and a stone wall.

Tom Quinn, P.E. from Peak Engineering came forward and stated that Parcel 515B has more work within the upland review area and Parcel 475A has almost all work outside of the review area. He noted on the plan the demarcation of boulders just below septic system. Discussion ensued. Following discussion Mr. Quinn indicated the location of the double silt fence on the plans also indicated the limit of disturbance during construction as barrier to any activity. Discussion then turned to erosion controls and confirmation on the septic location and culteks.

MOTION FOR APPROVAL

Mr. von Rosenvinge made a motion to approve the application for Arctic Construction revised 475A, as shown on plans prepared by Peak Engineering, dated 9/13/16 and revised 9/28/16 and 10/20/16 noting the location of catch basin at the south corner of the driveway, 10" PVC pipe to cultek and level spreader at the west end of the driveway, subject to the Standard Conditions A-I and J. The permanent limit of disturbance line is to be indicated by the boulders. Mr. Zegers seconded the motion. All in favor, the motion carried (6-0).

MOTION FOR APPROVAL

Mr. von Rosenvinge made a motion to approve the application for Arctic Construction revised 515B as shown on plans prepared by Peak Engineering dated 9/14/16, revised 9/30/16 and 10/15/16 subject to Standard Conditions A-I and J. The boulder demarcation is the permanent limit of disturbance. Mr. Zegers seconded. All in favor, the motion carried (6-0).

DISCUSSION OF APPLICATION: STURGES BROS., 87 NORFIELD ROAD, POOL

Don and Michael Sturges came forward to present the application. They explained that they have added more to the buffer area, they have put more plants in and will continue the vegetation buffer where slope is running down. They noted that they plan to do a 20 ft. buffer from the stream. Don Sturges noted that they are putting in footing drains around the house and the roof and driveway are both going into a cultek system. Ms. Schlechter posed a question regarding the bridge that has been installed and Ms. Minter stated that if the Commission is to consider a bridge as part of the proposal it needs to be shown on plans. Discussion ensued.

Neighbor, Justin Villepag, 11 Norfield Woods Road, came forward and expressed concern with the addition of the pool how it would affect any additional runoff onto his property. The Engineer explained that they have designed the system to capture any additional runoff.

It was decided that the applicants will put the bridge and calculations for the cultek and extended vegetation buffer on the plans and return to the next next meeting with updated drawings.

DISCUSSION OF APPLICATION CONT.: MCCONNAUGHEY, 94 LORDS HIGHWAY, GARAGE, DRIVEWAY EXPANSION

Mr. & Mrs. McConnaughey came forward along with Chris Allen from LandTech and presented revised drawings addressing the runoff, and replaced the hay bale detail with 2 silt fence and hay bales in between. There will be about about 718 sq. ft. of net loss of impervious surface in terms of the driveway. He also noted that the roof runoff is pitched to the northeast corner to either a downspout or rain chain into a stone lined trench into a rain garden. After some discussion, the following motion was made:

MOTION FOR APPROVAL

Mr. von Rosenvinge made a motion to approve the application for 94 Lords Highway as shown on plans prepared by LandTech dated 9/15/16 subject to the Standard Conditions A-I. Ms. Minter seconded the motion. All in favor, the motion carried (6-0).

APPROVAL OF MINUTES

Ms. Schlechter made a motion to approve the Minutes from September 15, 2016 and Mr. von Rosenvinge seconded. The motion was voted on and carried (6-0).

MOTION TO ADJOURN

Mr. von Roenvinge made a motion to adjourn the meeting and Mr. Zegers seconded. All in favor, the meeting adjourned at 9:05 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary