

MEMBERS PRESENT:

Chairman, Michiel Zegers (by phone), Vice-Chairman Ted von Rosenvinge, Ed Schwarz, Robert Turner, Sarah Schlechter, Jim Smith and Michael Reiner
Tracy Kulikowski, Land Use Director

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

DISCUSSION/DECISION: DANIEL E. OFFUTT TR C/O RICHARD ORENSTEIN,
TRUSTEE/DAVID & JUSTIN GIORLANDO, 48 KETTLE CREEK ROAD, REBUILD
EXISTING HOME & RELATED SITE IMPROVEMENTS

Justin Giorlando, P.E., contract purchaser, came forward explained that there are two lots that share a common septic and well. He explained that they are a family from South Carolina that wants to relocate back to Connecticut. Mr. von Rosenvinge noted that he has rented 48 Kettle Creek Road in the past and is familiar with the property. Mr. Giorlando then presented plans, indicating the shared septic and they have come up with a plan to put a septic system on each lot and indicated the location noting that it is a change from the plans in the file. Then it was noted that he had the updated plan from 50 Kettle Creek and the Commissioners expressed concern that they were being asked to approve a plan that they do not have. Mr. Giorlando then explained the difference between the submitted plan and the revised plan being the new septic system location. He then explained the construction sequencing and indicated the location of the double silt fence. Discussion ensued regarding the sequencing and the sedimentation and erosion controls during the demolition of the house and construction of the new one. Following discussion, Mr. Giorlando stated he could run home and get the updated plan and return to continue discussion.

PRESENTATION BY EVERSOURCE FOR WESTON PORTION OF TRANSMISSION LINE
UPGRADES, PEACEABLE STREET SUBSTATION TO WILTON SUBSTATION

Samantha Clutier, Chris Fritz from Eversource and Tracy Olsten, representative for the Town came forward and passed out information and a draft mapping for the Redding to Wilton upgrade project. Ms. Clutier noted that the voltage will be the same, they are just upgrading structures and lines. Mr. Fritz noted that the permitting will be through DEEP and the State and the Army Corps of Engineers.

Harvey Bellin, Maple Street, came forward and stated that he had submitted written questions to Eversource and believes that their answers are not true and expressed concern for his and the neighboring properties.

DISCUSSION: LETTER OF SUPPORT FOR THE ASPECTUCK LAND TRUST'S GRANT APPLICATION TO STATES OPEN SPACE AND WATERSHED LAND ACQUISITION GRANT PROGRAM TO PURCHASE NEARLY 86 ACRES OF TOWN OWNED LAND OFF UPPER PARISH DRIVE

[to be added]

MOTION

Mr. von Rosenvinge made a motion to have the Land Use Director draft a letter in support of the Aspectuck Land Trust's Grant application and circulate to the Chairman and Vice Chairman for review and approval. Mr. Reiner seconded the motion. All in favor, the motion carried (6-0).

DISCUSSION/DECISION: LETTER OF SUPPORT FOR THE NATURE CONSERVANCY'S GRANT APPLICATION TO THE STATE'S OPEN SPACE AND WATERSHED LAND ACQUISITION GRANT PROGRAM TO PURCHASE A 74 ACRE PARCEL OF LAND AND A 2 ACRE SUBDIVISION LOT LOCATED OFF OSBORN FARM ROAD AND OLD FARM ROAD

Cynthia Folkes from Devil's Den came forward and stated that they are looking to protect land that adjoins Devil's Den. It is currently under private ownership and they have applied for a grant to purchase the 72 acres and the additional 2 acre lot.

MOTION

Mr. von Rosenvinge made a motion to have the Land Use Director draft a letter in support of the Nature Conservancy's application for a grant and Mr. Smith seconded. All in favor, the motion carried (7-0).

CONTINUED DISCUSSION: 48 KETTLE CREEK ROAD:

Mr. Giorlando returned and presented the revised map showing the new septic system design. He indicated the access to the site, and Mr. Schwarz asked him to explain how they will be protecting the wetlands from construction and stockpiling. Mr. von Rosenvinge asked him to explain what cutting and filling they will be doing. Discussion ensued.

Mr. Giorlando noted that they are trying to get all the approvals in place for the bank as they are under contract to purchase the properties and the bank wants to make sure that their plan is viable. Mr. von Rosenvinge then questioned how they were going to deal with the increase in impervious surface. Mr. Giorlando stated that they are going to work with the flow of the land and the natural retention area. Mr. von Rosenvinge expressed concern that the re-grading would affect the flow and noted that they require that there be zero incremental runoff. Discussion continued.

Following discussion, the Commissioners asked Mr. Giorlando to return with a revised plan that shows how they are going to deal with the increased impervious surface and incremental runoff and includes more detail on the raingarden. Ms. Kulikowski then explained to Mr. Giorlando that he will need to provide an entire site A2 survey with everything located for the soil disturbance permit and zoning and building permits.

DISCUSSION/DECISION: DANIEL E. OFFUTT TR C/O RICHARD ORENSTEIN,
TRUSTEE/DAVID & JUSTIN GIORLANDO, 50 KETTLE CREEK ROAD, CONVERSION
OF EXISTING BARN TO A HOME & RELATED SITE IMPROVEMENTS

Mr. Giorlando indicated the location of the wetlands and the man made pond and the depression on the property. He stated that they propose to demolish a portion of the existing house with one room left with a fireplace as a party barn. There will be a new residence built and they will be removing the other accessory structures. He also noted that there will not be as much regrading. Following some discussion, the discussion was continued so he can provide additional details as discussed on the previous application. Ms. Schlechter noted that they would need a detailed planting plan as well.

APPROVAL OF MINUTES

Mr. Schwarz made a motion to approve the Minutes from December 20, 2018 and Mr. Smith seconded. All in favor, the motion carried (7-0).

ELECTION OF OFFICERS

Mr. Schwarz nominated Mr. Zegers for Chairman and Mr. Turner seconded. All in favor, the motion carried (7-0).

Mr. Schwarz nominated Mr. von Rosenvinge for Vice Chairman and Mr. Turner seconded. All in favor the motion carried (7-0).

MOTION TO ADJOURN

Mr. Reiner made a motion to adjourn the meeting and Mr. von Rosenvinge seconded. All in favor, the meeting adjourned at 10:15 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary