

DATE APPROVED: 5/23/19

CONSERVATION COMMISSION MINUTES FOR APRIL 25, 2019 PAGE #19-6

MEMBERS PRESENT:

Chairman, Michiel Zegers, Vice-Chairman Ted von Rosenvinge, Robert Turner, James Smith and Michael Reiner

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

REGINA KENDIG/HAROLD KENDING EST (OWNER) TOWN OF WESTON (AGENT), 24 GOODHILL ROAD, INTERSECTION OF RIVER ROAD & GOOD HILL ROAD, REPAIR SLOPE & CONSTRUCT A RETAINING WALL

John Conte, P.E. representing the Town came forward to discuss the application. He explained how they would fix and then handle the erosion at the intersection. He noted that they will need to block off and de-water the area and pipe to re-direct the water with sand bags. They will remove the island and redo the side of River Road to make it more of a "T" intersection. Mr. Conte indicated that the work will start in June if the application is approved tonight.

MOTION FOR APPROVAL

Mr. Zegers made a motion to approve the application for 24 Goodhill Road as shown on plans prepared by John Conte, P.E. dated 12/21/18 with revision dated 4/22/19, subject to the Standard Conditions A-I. Mr. Smith seconded the motion. All in favor, the motion carried (5-0).

TOWN OF WESTON (OWNER) ED PARKER OF ALISBERG PARKER (AGENT), LACHAT FARM AT THE JULIANA LACHAT PRESERVE, 106 GODFREY ROAD, CONSTRUCT FARM PATH

Ed Parker came forward to discuss the application. He explained that the Farm would like to make path up the field to access the farm from Ladder Hill Road. He noted that they wanted to pull away from the wetlands, so the path would be 27.8 feet away from designated wetlands. He stated that they will have double hay bales and silt fence during construction. He also noted that it will be a wood chip path, there will be solar lights along during events, otherwise the path will remain natural. After some discussion the following motion was made:

MOTION FOR APPROVAL

Mr. von Rosenvinge made a motion to approve the application for 106 Godfrey Road as shown on plans entitled T1 and T2 prepared by Alisberg Parker, dated 2/26/19 revised T1 dated 4/23/19 which shows the revised alignment of the path, subject to the Standard Conditions A-I. Mr. Zegers seconded the motion. All in favor, the motion carried (5-0).

MEDINA KOVACI (OWNER) JOHN MALLOZZI (AGENT), 9 GREY FOX LANE, NEW HOUSE CONSTRUCTION AND RELATED SITE WORK

John Mallozzi PE came forward to present the application. He stated that they have re-flagged the wetlands after the site walk and they have also submitted a soil report. He stated that the septic location has been approved by the Health Department. Mr. Mallozzi explained that the house and driveway are outside of the 100 foot setback area and the septic system and drainage

system are within 100 feet. He also stated that there will be no blasting rock, they propose a partial basement and crawl space and will be working with the land. He indicated the location of the double hay bale with silt fence and the location of the stockpile. Mr. Mallozzi also noted that there will be no incremental runoff as any additional runoff goes into Culteks. He further noted that there will be no fill coming in except for what is required for the septic system.

MOTION TO APPROVE

Mr. Smith made a motion to approve the application for 9 Grey Fox Lane as shown on plans prepared by John Mallozzi P.E. dated 11/15/18 and revisions for septic final dated 4/10/19, subject to Standard Conditions A-I. Mr. Zegers seconded the motion. All in favor, the motion carried (5-0).

JILL & SHAHZAD ZAFAR (OWNER) LANG POOLS (AGENT) 51 OLD HYDE ROAD, IN-GROUND POOL

Ron Delio from Lang Pools came forward to present. He explained they went before the Zoning Board of Appeals to request a variance to the setback regulations that would allow them to locate the pool within the setback, but that request was denied. Mr. von Rosenvinge pointed out the the survey indicates that the wetlands haven't been flagged in 22 years, and there are some vague descriptions. Ms. Zafar explained that the surveyors took information from other surveys so he couldn't state specifically on his part. Discussion ensued. Following discussion, Mr. von Rosenvinge stated that the plans just don't have enough specific information for them to approve a pool so close to the wetlands. The matter was continued to the next meeting in order for the applicants to get additional information.

FAUSTO & STEVEN CARUSONE (OWNER) 97 NEWTOWN TURNPIKE, NEW HOUSE CONSTRUCTION AND RELATED SITE WORK

Steve Trinkaus, P.E. and owner Steven Carusone came forward to discuss the application. Mr. Trinkaus noted that Otto Thiel, Soil Scientist, verified the wetlands line. He then described the siltation controls and indicated the location of the 100 ft. review area. Mr. Trinkaus then pointed out the location of the proposed rain garden to handle roof and driveway runoff, noting that no significant runoff will end up into the wetlands. Following some addition discussion, the following motion was made:

MOTION FOR APPROVAL

Mr. Reiner made a motion to approve the application for 97 Newtown Turnpike as shown on plans prepared by Trinkaus Engineering dated 12/30/18 and revised 3/12/19, with double silt fence location indicated and initialed on the plan, subject to the Standard Conditions, A-I, and J. The final pool location must return for site specific approval. Mr. von Rosenvinge seconded the motion. All in favor, the motion carried (5-0).

TOADUM REALTY, LLC (OWNER) JOHN FRY (AGENT) 58 WESTON WOODS WAY, ADDITION/ALTERATION TO HOUSE, ALTERATION TO STUDIO, RECONFIGURATION OF DRIVEWAY, TERRACE WORK.

John Fry, Architect, Jacqueline Ziegler, Architect and Mark Ochman, Surveyor, came forward to present the application. They explained the proposal and discussed an alternate location of the proposed 3rd bay garage. Discussion ensued regarding the drainage and Culteks. Following discussion the following motion was made:

MOTION FOR APPROVAL

Mr. Zegers made a motion to approve the application for 58 Weston Woods Way as shown on plans prepared by Mark Ochman, PE dated 5/2/18, subject to the Standard Conditions A-I. Mr. von Roseninge 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 28, 2019 and Mr. von Roseninge seconded. All in favor, the motion carried (5-0).

MOTION TO ADJOURN

Mr. Reiner made a motion to adjourn the meeting and Mr. von Roseninge seconded. All in favor, the meeting adjourned at 9:30 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary