



Incorporated 1787

Conservation Commission

[DRAFT] WCC Walk Notes – May 7, 2022, 8 a.m. submitted by T. Failla, Conservation Planner

Present: S. Schlechter, K. Brensdel, H. Charlesworth, M. Francois, A. Squance commissioners

18-20 Grey Fox – Permit Application 22-06 new home construction and modification of site development permit 17-07. Property owners Lowell Baker and Tianjiao and their preschool daughter Ahora were present under rainy skies to guide the commission members through the property and location of wetlands, driveway house, well septic, driveway infiltrator on the approximately four-acre merged property. Commissioners noted roof gutter and lead drains were going to ground and daylight. They asked to see plans for capturing that run off in a ground filtration system. Also, they asked that the construction/E&S control notes on the plan incorporate standard conditions A & B (see below for full list of standard conditions)

24 Hillcrest – Permit Application 22-07 pool, patio, spa. Property owner Chris Redlitz's agent Avind Baur of Kousidis Engineering guided commissioners through the property including the flagged wetlands and the project features of which about half the area are within the upland review area. Mr. Baur noted that the patio areas are designed to serve as a permeable structure with crushed stone to infiltrate patio and pool surface water directly into the ground. Commissioners noted a roof gutter drain to day light near a rocky area near the wetland. They asked that all roof run off be directed to an underground infiltration systems. Mr. Baur said he would run calculations to determine if the patio infiltration system has capacity to handle that run off from a 50 year storm. Also, commissioners asked that the construction/E&S control notes on the plan incorporate standard conditions A & B (see below for full list of standard conditions)

Weston Conservation Commission Standard Conditions

- A. Prior to the commencement of any work on the site, the Contractor Compliance Agreement must be signed and returned to the Commission's office by the contractor who will perform the permitted activity.
- B. **Implementation of the erosion and sedimentation control plan prior to any site preparation activity.** Erosion controls are to be inspected by the applicant weekly and after rains and all deficiencies must be remediated within twenty-four hours of finding them. The applicant shall maintain such control measures until written permission is received from the Conservation Planner to remove such measures.
- C. Upon completion of the work, the Applicant or the Applicant's Designated Agent shall submit a letter to the Conservation Commission stating that the property was developed and the work completed as permitted.
- D. Per CGS Sec. 22a-42a (d) (2), as amended, "Any permit issued under this section shall be valid for five years. Any such permit shall be renewed upon request of the permit holder unless the agency finds that there has been a substantial change in circumstances which requires a new permit application, provided no permit may be valid for more than 10 years."
- E. Any changes in approved plans shall require notification to the Commission and may require that a new application be made.
- F. Applicant agrees, represents, and warrants that it will obtain all required federal, state and local permits prior to commencing any work on the site.
- G. The deposition and/or removal of any earth, loam, topsoil, humus, sand, gravel, clay, stone, or quarry stone to and from the property shall be subject to Section 240-36 C. of the Zoning Regulations of the Town of Weston.