

April 25, 2022

Town of Weston
Conservation Commission
56 Norfield Road
Weston, CT. 06883

Re: Lords Highway East, Town of Weston, Dog Park Modification [22-05]

Dear Commission Members,

You have been told by the Applicant that the modified plan it asks you to approve is scaled down. The Town asserts the new footprint minimizes disruption to the property and for neighbors because it replaces a 1250-foot-long access road and larger parking areas with a shorter road, turnaround and fewer parking spaces that would be built next to a planned entrance on Lords Highway East.

I have decades of training and experience in the construction and excavating business, including in the installation of drainage systems. My skills include the ability read and interpret drawings and plans such as those that form part of this application to the Commission.

I have carefully reviewed the modified application for the proposed dog park at the Moore Property, including the plans for the access road, parking and emergency turnaround, and compared it to the earlier plan.

While the proposed plan may be cheaper to build than what you approved four years ago, I have come to the unmistakable conclusion that the Applicant misrepresents the new plan as scaled back and less disruptive. It is neither and very likely to cause unreasonable flooding.

The previous proposal for an entrance, an access road traversing the property for approximately 1250 feet terminating in a parking and turnaround area spread the impervious surfaces (asphalt and gravel/aggregate) over a significantly larger area. In the first approximately 400 feet from the entrance to the first stone wall, I have calculated that impervious surfaces by the former plan measured 8,660.0 sq. ft.

The new proposal for a shorter access road, reduced parking and a similar turnaround area merely concentrate the activity in a smaller area. The amount of impervious surface proposed to be built in the first 400 feet near the entrance **almost doubles to approximately 17,039.06 sq. ft.**

Significance of the change

This is critically important because in the modified proposal all of the impervious surfaces would be built in an area that drains to Lords Highway East and then in the direction of adjoining and nearby properties before reaching a proposed storm water system. Previously, a long stretch of the access road, all the parking and the turnaround were located further inside the property and the runoff would not all be directed toward Lords Highway East.

Design assumptions regarding seasonal high water have already been shown to be flawed by a soil scientist and a hydrologist who testified days ago, based on newly collected data. My calculations of the extent of the doubling of impervious surfaces within the area to be handled by proposed drainage system call the design further into question. The current proposal doubles the impervious surface,

thereby increasing runoff, yet the current design of the drainage and retention system is significantly smaller than what was in the prior application. It is not difficult to imagine the flooding of nearby homes, land and roads that will result.

Finally, absent any data provided by the Applicant on the number of trees to be removed, I personally counted 48 trees for the roadway, parking area, and emergency turnaround that have to be removed. Please consider the rainwater currently being intercepted by and absorbed by these trees that will become additional runoff once those trees are cut down. You should require the Applicant to account for additional storm water runoff if those trees are no longer there to absorb rainwater. Significantly more trees than I counted will surely be removed, as the plan notes that tree removal will also take place 20 feet around the perimeter of the planned road, parking and turnaround.

Sincerely,

Sidney Dudash
26 Lords Highway East
Weston

From: Famille Mills <famillemills143@gmail.com>
Sent: Thursday, April 21, 2022 1:22 PM
To: tkulikowski@westonct.gov
Subject: [EXTERNAL] Concerning proposed Dog Parc on the Moore Property,Weston CT

Importance: High

We are reaching out in view of the upcoming town meeting concerning the proposed fenced in dog park to be placed in the Moore Property.

We live immediately adjoining the wetlands on the Town property on Davis Hill Road.

We have grave concerns concerning the possible contamination of water flowing through our property as well as the possible contamination of our well water.

This was brought up by us and some neighbors previously but since this was quite a while ago and a couple of First Selectman away we felt it important to bring this up again.

There is a stream that flows from the direction of the area proposed for the dog park, this stream flows under the road into and through our property.

The stream flows into a retaining basin that acts as a pond and then continues down into Devils Glen into the Saugatuck River.

The waste created by pets and other contaminants will no doubt seep into the ground and as nature dictates flow downhill which we believe would possibly effect the well water of the properties below as well as contaminating our stream and therefor the Saugatuck below.

We hope that this is given some serious consideration.

Please include our comments in the file for the record in connection Application 22-05 for the proposed Dog Park.

Sincerely
A and J Mills
143 Davis Hill Rd
Weston CT 06883