

MEMBERS PRESENT:

Chairwomen, Sarah Schlechter, Holly Charlesworth, James Smith, Mary Francois, Kirby Brendsel, Abigail Squance

Also Present: Dr. Tom Failla, Conservation Planner, Tracy Kulikowski, Land Use Director, Ira Bloom, Town Attorney, Members of the public

Ms. Schlechter opened the Regular Zoom Meeting at 7:30PM

RECEIPT OF APPLICATION

- 18 Grey Fox, Baker/Chen, Site Development [22-06]
- 24 Hillcrest, Redlitz, Pool [22-07]

MOTION FOR RECEIPT

Ms. Charlesworth made a motion to receive the applications of 18 Grey Fox as well as 24 Hillcrest and Mr. Smith seconded. All in favor, the motion carried (6-0).

DISCUSSION/DECISION: 25 WHITE BIRCH, HOEPPNER/KOLODIN, POOL [22-03] Steve Danzer, Wetlands and Soils Scientist, on behalf of the property owners explained that the proposed activities include the construction of a pool, installation of pool equipment, hot tub, pool fence and retaining wall. Ms. Schlechter questioned if it would be possible to move pool equipment further from the wetland, the applicant agreed to submit a revised plan. The commission agreed to continue discussion until the next month's meeting, May 26.

DISCUSSION/DECISION: 120 GEORGETOWN, BLINDER, SITE DEVELOPMENT [22-04] Attorney Glenn Major, representing the contract purchasers of the property and John Gabel, PE, CT Consulting Engineers, showed map and architectural drawings of 120 Georgetown for a proposed development of a 4 bedroom style family dwelling, septic system, well, driveway and grading. The site is approx. 2.15 acres, with a 25 foot right away, existing gravel drive and an existing bridge. The proposal is to construct a single family dwelling with a private septic system from the well. Ms. Charlesworth suggested seeing if layout can be adjusted for less impact on the wetlands. The commission agreed the layout needs to be adjusted before approval. The matter was continued until the May 26 Meeting.

PUBLIC HEARING LORDS HIGHWAY EAST, TOWN OF WESTON DOG PARK MODIFICATIONS [22-05] Ms. Kulikowski read the public hearing notice into record for the commission.

Ms. Schlechter responded to a request from Attorney Nevus to recuse herself from this matter. Ms. Schlechter stated she does not believe it is necessary to recuse herself; she is able to conduct herself as a commissioner in a fair impartial manner.

Town Attorney Ira Bloom, reminded the commission that tonight's meeting is to review this modified application which was approved in 2018 and upheld in court appeal in 2020. Tom Failla Conservation Planner has prepared staff advisory memo, which he read into record for the commission.

First selectwoman Samantha Nestor introduced herself, stating she is presenting on behalf of the Board of Selectmen which is referring this modification to the commission. Ms. Nestor outlined the approvals of the Weston Dog Park to date and briefly discussed the modifications.

Harry Rocheville, PE McChord Engineering, showed a map and architectural drawings of the modified Weston Dog Park plan, including a shortened driveway, decreased parking, relocated drainage systems and the outlined distance from nearby wetlands. In response to questions from commissioners, Mr. Rocheville stated gravel will be used for the access way and parking. The first 75 feet of the access way will be paved.

Attorney Stephen Nevus, speaking on behalf of the intervenors, stated the proposed project would result in unreasonable pollution of town wetlands and the Saugatuck River. Attorney Nevus questioned Mr. Rocheville on his credentials and details of the current plans. Discussion ensued.

Ms. Schlechter reminded the hearing to discuss the modifications to the existing application, not information that has previously been presented, reviewed and litigated.

- Jim McManus, JMM Wetland Consulting Services showed a GIS map of the dog park, and stated there is a wetland within 100 feet of the proposed project. It is his opinion that, if there is dog waste in that area it would be washed down the slope into the wetland. Mr. McManus also stated that any water flow contaminated with dog waste has the potential to reach the Saugatuck River.
- Steven Trinkaus briefly summarized his qualifications and stated he visited the site on April 3, 2022. He noted high ground water, concluding that after reviewing plans for the proposed storm water retention system and visiting the site, there would be excessive flooding and that the system would not do what it is supposed to do.
- Bob Casson, resident of Weston, summarized his qualifications. Mr. Casson explained evidence from recent studies concluding even a modest amount of dog waste will impact the environment. Mr. Casson stated it is his opinion that given the slope of the land and the water that flows across that land, the water will carry the waste into the wetlands. Mr. Smith questioned Mr. Casson if his evidence is specific to this project and if he had any evidence of waste being filtered out as it traveled downstream through the dirt and the leaves. Mr. Casson stated the information he has found is not specific to this project, it is only his professional opinion. He stated the waste does not tend to permeate into the soil, instead it remains on the surface, and rainfall will carry fecal with it.

MOTION

Ms. Charlesworth made a motion to continue the public hearing to Wednesday April 27th at 7:30 p.m. and Ms. Francois seconded. The motion carried (5-1).

MOTION TO ADJOURN

Mr. Brendsel made a motion to adjourn and Ms. Schlechter seconded. All in favor, the meeting adjourned at 10:25 p.m.

Respectfully Submitted,

Marina Zegarelli
Recording Secretary