

DATE APPROVED:

CONSERVATION COMMISSION MINUTES FOR JANUARY 20, 2022

PAGE #22-01

MEMBERS PRESENT:

Vice-Chairman, Sarah Schlechter, Mike Reiner, James Smith, Holly Charlesworth, Bob Turner

Also present: Tom Failla, Conservation Planner

Vice-Chairman Schlechter opened the meeting at 7:30 p.m.

ELECTION OF OFFICERS:

Ms. Schlechter made a motion to turn the meeting over to Mr. Smith and Mr. Reiner seconded. All in favor, the motion carried (5-0).

Mr. Smith made a motion to elect Ms. Schlechter as Chairman and Mr. Turner seconded. All in favor, the motion carried (5-0).

Mr. Smith made a motion to elect Ms. Charlesworth as Vice-Chairman and Ms. Schlechter seconded. All in favor, the motion carried (5-0).

Mr. Smith made a motion to turn the meeting over to Chairman Schlechter and Mr. Reiner seconded. All in favor, the motion carried (5-0).

RECEIPT OF APPLICATION

- Robin Mann (owner); Grumman Engineering (agent); 76 Davis Hill Road; Garage addition

MOTION FOR RECEIPT

Ms. Schlechter made a motion to receive the application of Mann, 76 Davis Hill Road and Mr. Smith seconded. All in favor, the motion carried (5-0).

DISCUSSION/DECISION CONT.: CHARLES BINDER & NANCY SHOR (OWNERS)
AMBROSIO LANDSCAPE SOLUTIONS (AGENT) 21 TWIN WALLS LANE, INGROUND
POOL, PATIO, EQUIPMENT PAD

Eric Bernheim, Esq., representing the owners, introduced Jay Fain, Soil Scientist. Mr. Fain explained that he prepared a thorough environmental report and wetland enhancement plan. He stated that he took a look at the site and noticed that the wetland delineation was not in the proper location. He revised and re-staked the wetlands location noting the 20 feet of wetland buffer between the pool location and wetlands. Mr. Fain indicated the existing stone wall that provides good demarcating between the house and the wetland area. The proposed pool location is in established lawn area, fairly level with a good buffer between the wetlands. He further noted that water from the pool will be captured and treated and there will be no runoff from the

pool. Mr. Fain then explained the wetland enhancement plan between pool and stone wall, indicating that it will be filled with native plants extending the buffer and the closest distance from the wetland line is approximately 60 feet. Mr. Failla then shared the planting plan and discussion ensued.

Following discussion, Ms. Schlechter pointed out that the Engineer stated that there will not be any impact to wetlands and Mr. Fain, as a wetland professional, agreed.

MOTION FOR APPROVAL

Mr. Reiner made a motion to approve the plan as shown on plans prepared by Cabezas & D'Angelis, dated 12/22/21, revised 5/3/21, subject Standard Conditions A-G. H. The planting plan is to be reviewed and approved by the Conservation Planner, I. Mr. Fain will supervise the planting and insure that all is good and up to standard. Mr. Smith seconded the motion. All in favor, the motion carried (5-0).

DISCUSSION/DECISION CONT.: GOLDSBERG/JOHNSON [OWNERS], GRUMMAN ENGINEERING [AGENT]: 18 LAUREL LAKE WEST; POOL, PATIO, DECK & RELATED EQUIPMENT

Dean Martin, P.E. from Grumman Engineering stated that at the last meeting, the Commission asked for additional information regarding protection of the wetlands. Mr. Martin introduced Kate Throckmorton, licensed landscape architect with Environmental Land Solutions. Ms. Throckmorton explained that she had prepared a planting plan in response to the concerns of the Commission and reviewed that for the Commissioners. She made two recommendations, one was to rotate the pool clockwise closer to house and the second was to reduce the patio area. Ms. Throckmorton also noted that they will restore the functions of the wetlands with the proposed plan and in creating that mitigation plan, there will be no impact to the wetlands. Discussion ensued.

MOTION FOR APPROVAL

Ms. Schlechter made a motion to approve the plan for a pool as shown on plans prepared by Grumman Engineering dated 9/1/21, revised 12/7/21 and 1/3/22 and on the planting plan prepared by Environmental Land Solutions dated 1/17/22, subject to Standard Conditions A-G, H. Applicant is to submit a revised plan showing the location of pool and I. Conservation Planner should be notified when the planting plan will be implemented, J. The native species and list of plantings provided by the Landscape Architect is to be approved by the Conservation Planner and K. The Engineer and Landscape Architect will sign off at the end of the project. Mr. Reiner seconded. All in favor, the motion carried (5-0).

DISCUSSION/DECISION: TOWNE BUILDING AND DEVELOPMENT LLC (OWNER) THOMAS A, KELLEY (OWNER/AGENT) 48 KETTLE CREEK ROAD (FORMER DANIEL OFFUTT PROPERTY), TWO LOT SUBDIVISION

Tom Kelley was in attendance to present the application and Mr. Failla noted for the Commission that the lot lines have changed somewhat. Mr. Kelley explained that the plan shows that buildings can go on the site, it is just a conceptual plan and not the final. He noted that all of the work is outside of the upland review area. He also noted that the wetlands in the back of the property are poorly drained soils. Mr. Kelley explained that while the two house lots can be built

outside of the upland review area, the northern area infiltrators and septic system would be in the upland review area, in addition to the well area for the lower house. Mr. Failla stated that it is a workable lot and the Commission has to make a report to the P&Z which will have final say on the lot split. He further noted that Mr. Kelley will have to come back before the Commission for site specific review on each of the houses. Mr. Kelley explained that the houses may be smaller than proposed but wanted to get approval for the maximum size.

Jonathan Haines, neighbor, 61 Kettle Creek, explained that there have been major drainage issues in that area, partially due to development. He stated that in the past 3 years, there were 50 year events and the pond on the northeastern side used to flood but now it is connected to drainage and the water pools when there is heavy rain and the pond overflows into the street. He stated that he doesn't how relevant it is to the process but wanted to voice concerns that development may have further impact on wetlands.

MOTION FOR APPROVAL

Mr. Smith made a motion to approve the subdivision of 48 Kettle Creek as shown on plans prepared by B&B Engineering, dated 1/17/22, subject to Standard Conditions A-G. Mr. Reiner seconded the motion. All in favor, the motion carried (5-0).

APPROVAL OF MINUTES

Mr. Smith made a motion to approve the December 16, 2021 Minutes and Ms. Schlechter seconded. All in favor, the motion carried (5-0).

Mr. Smith made a motion to approve the December 13, 2021 walk Minutes and Ms. Schlechter seconded. All in favor the motion carried (5-0).

MOTION TO ADJOURN

Mr. Smith made a motion to adjourn and Mr. Reiner seconded. All in favor (5-0), the meeting adjourned at 9:10 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary