

MEMBERS PRESENT:

Sarah Schlechter, Chair; Kirby Brendsel, Mary Francois, Richard Albrecht and Abigail Squance
Also present: Dr. Tom Failla, Conservation Planner

Ms. Schlechter called the meeting to order at 7:30 p.m.

RECEIPT OF APPLICATIONS:

- 8 Fanton Hill, Martone/Grumman, Pool [22-11]
- 211 Godfrey East, Hildebrand/Barrett/Melito, Addition [22-12]
- 35 Laurel Lake East, Sagi/Yeger/Garcia, Site Development [22-13]

MOTION TO RECEIVE:

Mr. Brendsel made a motion to accept the application for 8 Fanton Hill, Martone/ Grumman, Pool and Ms. Squance seconded the motion. All in favor, the motion carried (5-0).

Mr. Albrecht made a motion to accept the application for 211 Godfrey East, Hildebrand/Barrett/Melito, Addition and Ms. Francois seconded. All in favor, the motion carried (5-0).

Mr. Albrecht made a motion to accept the application for 35 Laurel Lake East, Sagi/Yeger/Garcia, Site Development and Ms. Squance seconded the motion. All in favor, the motion carried (5-0).

DISCUSSION/DECISION CONT'D: 67 GOODHILL, CARPENTER, ADDITIONS [22-08]

Larry Edwards, P.E. from J Edwards and Associates mentioned at the last meeting the Commission wanted additional information about the material for the rear patio. The rear patio will be concrete with a proposed slot drain at the edge of the patio directing the flow to the level spreader on the upper part of the lot. Mr. Edwards explained that they added replacement plantings as necessary to give groundcover up to the patio. Secondly, new roof drains along the back will be piped out to the level spreader. He further noted the detention system is adequate to handle the increased flow that would result from a concrete patio. Dr. Failla pointed out that there are now two (2) areas for soil to be deposited during the construction phase on the plans with no increase in impervious surface.

Steve Danzer, professional wetlands and soil scientist summarized his soil report, stating his professional opinion is that there are no adverse impacts to the wetlands with no significant impact to the wetland resources on the site nor any significant alterations to existing wetland functions or values. Mr. Edwards confirmed that no invasive plants will be planted; instead pachysandra will be along the edge of the patio.

MOTION FOR APPROVAL

Ms. Francois made a motion to approve the application for 67 Good Hill Road prepared by J Edwards & Associates with a date of the original plan being January 28, 2022 with a revised date of July 15, 2022 Sheet 1 of 1, subject to Standard Conditions A-G and Mr. Brendsel seconded. All in favor, the motion carried (5-0).

DISCUSSION/DECISION: RIVER RD BRIDGE AT GOOD HILL, TOWN OF WESTON, BRIDGE REHAB [22-10]

Emanuel Duarte from WMC Consulting Engineers provided a brief presentation of the River Road Bridge over the Saugatuck River in Weston. Mr. Duarte displayed the existing condition of the bridge as well as the proposed construction of the bridge and surrounding area. Mr. Brendsel asked for clarification on any necessary tree removal as well as more details on the wetlands on the left side of the bridge. Mr. Duarte outlined the proposed clearing area and explained the area will be restored after sandbags are removed. In response to a question posed by Ms. Squance, Mr. Duarte stated the temporary access road will be a crushed stone material that will be completely restored after construction. Installation of the fire hydrant will be monitored by the Weston Fire Department. Ms. Francois questioned on the upper side of the river, if there is a current plan to replant or remediate the area after the work is complete? Ms. Squance suggested a Wetland Meadow Mix. Discussion Ensued.

Adrienne Schettino, Weston Resident, raised a concern about tree removal on her property and referenced a letter written to the Commission of her concerns. Ms. Schlechter responded that the Conservation Commission is specific to wetland protection and directed Ms. Schettino to speak to the Board of Selectmen.

MOTION FOR APPROVAL

Ms. Schlechter made a motion to approve the Environmental Permit Plan for the rehabilitation of the River Road Bridge No. 01160 over the Saugatuck River, General Site Plan prepared by the Town of Weston, CT by WMC Consulting Engineers dated May 19, 2022 four (4) pages with standard conditions A-G and an additional condition that the applicant will reseed the disturbed areas along the roadway with a wetlands meadow mix and Mr. Brendsel seconded. All in favor, motion carried (5-0).

DISCUSSION/DECISION 33 CANNONDALE, C&C CANNONDALEDEVELOPMENT/CLARKE, RESIDENTIAL SITE DEVELOPMENT [22-09]

Steve Trinkaus, P.E. representing the property owners, explained the property is located on the western end of Cannondale Road, there is an existing residence located close within the setback. Mr. Trinkaus outlined the wetland boundary for the Commission as well as a stone wall along the property line. Wetlands are on the east and west sides of the property with only the central portion of the site outside the upland review area. The proposal from the existing owners is to remove the existing house to construct a new single-family residence. There is a proposed Stormwater management system with a restricted outlet, the outlet point will discharge west of

the reconstructed walls and double erosion control measures around the perimeter of the site. Mr. Trinkaus outlined the proposed stockpile on the northern end of the site as well as the location of the proposed cutting and filling. He further indicated three yard drains located within the patio for water to flow from the structure to the culvert systems. Mr. Trinkaus confirmed there is currently no plan for a drain in the center courtyard. Dr. Failla stated he will review the final location of the garden drains before administrative approval.

Margarita Shapiro, neighboring property owner, stated she is thrilled for the construction of a house on the property. Ms. Shapiro questioned what will happen to the second driveway closest to her property. Mr. Trinkaus confirmed the driveway will be eliminated so that the house will only have one access way. Mr. Trinkaus also outlined the wetland boundary as well as the stone wall for Ms. Shapiro.

There was some additional discussion on the double slit fence details with the agreement of upgrading to standard silt fence detail requirements. Mr. Trinkaus agreed to add as a condition of approval.

MOTION TO APPROVE

Ms. Squance made a motion to approve the application for 33 Cannondale Road Weston, CT developed by Trinkaus Engineering, dated June 6 2022, two (2) pages, subject to standard conditions A-G, with the additional conditions that once the applicant identifies where the drains will be for courtyard garden, the plans will be reviewed by Dr. Failla before approval, as well the silt fence be upgraded to standard requirements. Mr. Brendsel seconded the motion, Ms. Francois abstained, the motion carried (4-0 [1 abstain]).

APPROVAL OF MINUTES

Mr. Brendsel made a motion to approve the Meeting Minutes from June 23, 2022 and Ms. Francois seconded, the motion carried (Ms. Squance abstain) (4-0 [1 abstain]).

Ms. Schlechter made a motion to approve the July 9, 2022 site walk notes and Ms. Squance seconded the motion. Motion carried (Mr. Brendsel, Ms. Francois and Mr. Albrecht abstain) (2-0 [3 abstain]).

MOTION TO ADJOURN

Mr. Brendsel made a motion to adjourn and Ms. Francois seconded. All in favor, the meeting adjourned at 8:52 p.m.

Respectfully submitted,

Marina Zegarelli