

MEMBERS PRESENT:

Sarah Schlechter, Chair; Kirby Brendsel, Richard Albrecht, Mary Francois 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

- 5 Wampum Hill, Cascio/ Della Vecchia, Site Development [22-14]
- Davis Hill Bridge, Town of Weston, Preservation [22-15]
- 5 Kettle Creek, 5 Kettle Creek LLC, Site Development [22-16]

MOTION TO RECEIVE

Mr. Brendsel made a motion to accept the application for 5 Wampum Hill, Cascio/ Della Vecchia, Site Development and Mr. Albrecht seconded the motion. All in favor, the motion carried (4-0).

Ms. Squance made a motion to accept the application for Davis Hill Bridge, Town of Weston, Preservation and Mr. Albrecht seconded the motion. All in favor, the motion carried (4-0).

Mr. Brendsel made a motion to accept the application for 5 Kettle Creek, 5 Kettle Creek LLC, Site Development and Mr. Albrecht seconded the motion. All in favor, the motion carried (4-0).

Ms. Francois joined the meeting at 7:40p.m.

DISCUSSION/DECISION: 8 FANTON HILL, MARTONE/GRUMMAN, POOL [22-11]

Dean Martin, P.E. representing the applicant, presented the application for a proposed swimming pool on a 1.6 acre property located on the eastern side of Fanton Hill Road. Mr. Martin outlined the flagged wetland line along the southern side of the property for the commissioners as well as the septic system and existing well. The proposed 39x15 pool is located parallel with the driveway on a sloped lawn area. He noted a five foot high boulder retaining wall to level the property with the closest disturbance to the wetlands being the siltation fence at approximately 11 feet. Mr. Martin indicated the location of silt fencing around the pool and construction areas and noted any excavated material will be removed from the site to create a level area. He also explained that the culvert will collect runoff from the Stormwater retention system and pointed out the location of the pool equipment. Ms. Squance asked for clarification on the planting plan as well as stated her concerns on regrading near the property lines. Mr. Martin referenced the Planting Plan Report by JMM Consulting. Following discussion the matter was continued to the next meeting.

DISCUSSION/DECISION: 211 GODFREY EAST, HILDEBRAND/BARRETT/MELITO, ADDITION [22-12] Chris Hildebrand and Jennifer Barrett, property owners along with Anthony Melitilo, PE showed the Zoning Location Survey and outlined the upland review area for the intermittent water course at the northwestern corner of the property. Mr. Hildebrand explained the proposal is to remove the existing two car garage as well as remove the existing asphalt area and replace the structure with a three car garage and new living space. Currently there are two roof leaders which will be replaced with three (3) new leaders that channel away from the wetlands. Additionally, a double slit fence and hay bales will be installed on the northeast corner of the driveway. Mr. Hildebrand referenced the two professional letters submitted to the Commission, with the first letter from Mark Ochman, PE as well as the second letter from Alexandra Mock, Professional Soil Scientist confirming there will be no negative impact on the intermittent watercourses. Discussion Ensued.

MOTION FOR APPROVAL

Ms. Francois made a motion to approve the application for 211 Godfrey East, Hilderbrand/Barrett/ Melito, Addition with a revision date of October 27, 2022 one sheet, subject to standard conditions, and Mr. Brendsel seconded. All in favor, the motion carried (5-0).

DISCUSSION/DECISION: 35 LAUREL LAKE EAST, SAGI/YEGER/GARCIA, SITE DEVELOPMENT [22-13] John Paul Garcia, PE representing property owners, explained the two acre parcel is located on the south side of Laurel Lake East. He outlined the wetlands on the southern side of the property indicating less than one acre of the property is to be disturbed. He outlined the 100 foot upland review area line, with the majority of the work being done outside that line. He stated the intent is to construct a single family house, pool, driveway, well and septic system. Mr. Garcia showed revised plans to include retaining wall details, location of the pool, the driveway profile and additional details on the landscaping plan. He noted that they will add a double silt fence with hay bales as there is only 1 shown on the plans. He indicated the location of the roof leaders, downspouts and footing drains to capture runoff. There was some additional discussion with the agreement that any changes to the current plans be reviewed by Dr. Failla.

Barbera Cray, 25 Laurel Lake East, asked for additional clarification on the planting plan, runoff from the common driveway as well as her concerns of nearby wetlands. Discussion Ensued. Theresea Brasco, 39 Laurel Lake East, expressed her concerns of taking down trees near the property line. Mr. Garcia stated the property line will be staked to ensure only the correct trees will be cut.

MOTION FOR APPROVAL

Ms. Schlechter made a motion to approve the proposed plan prepared by John Paul Garcia and associates dated July 8 2022 revised August 3, 2022 for 35 Laurel Lake East subject to

conditions A&G with additional conditions, first additional condition would be the planting plan be updated to include native species, with an additional condition that the applicant comes back with a revised plan that includes additional drainage to capture runoff updated silt fence details and a construction sequence on the plans.

APPROVAL OF MINUTES

Mr. Brendsel made a motion to approve the Minutes of the July 21, 2022 meeting and Ms. Squance seconded the motion. All in favor, the motion carried (5-0).

Ms. Francois made a motion to approve the Minutes of the July 9, 2022 site walk and Ms. Squance seconded. The motion carried (4-1 [Ms. Schlechter Abstain]).

MOTION TO ADJOURN

Mr. Brendsel made a motion to adjourn the meeting and Ms. Francois seconded. All in favor, the meeting adjourned at 9:30pm.

Respectfully submitted,

Marina Zegarelli, Administrative Assistant