



SPECIAL MEETING MINUTES
ELECTRONIC MEETING
March 19, 2024

PRESENT: Nick Lee (Chair), Penelope Koechl (Vice Chair), Jeremi Bigosinski, Frank Simone, Kathy Dhanda

ALSO PRESENT: Mike Conklin, Director, Environmental Affairs; Aleksandra Moch, Soil Scientist; Wayne D'Avanzo, Fairfield County Engineering; James Lucas, Intervenor; Steven Trinkaus, Trinkaus Engineering; James Kelly, Kelly Law; Brian McMahan, Redniss & Mead; Kate Throckmorton, Environmental Land Solutions; Brian Carey, LandTech; Harry Rocheville, McChord Engineering

I. CALL TO ORDER

Mr. Lee called the meeting to order at 7:30 pm.

II. PUBLIC HEARINGS

A. WET#2905(S) OLD DRIFTWAY, LLC – 0 Mountain Road (Map#25 Lot#2) –
proposed single-family residence with driveway, in-ground pool, pool house, stormwater detention and septic (cont.)

Mr. Lee noted the only comments that are being accepted for this meeting relate to the new material submitted since the last hearing, and will not include any disparaging comments.

Ms. Moch spoke to the trees on the property line and noted the helical piles with open bottom culverts as the final proposal they would like to construct.

Mr. D'Avanzo confirmed details were provided to the Town Engineers for the 3-sided culvert and noted that the fire marshal has indicated he is satisfied with the plan.

Mr. Lucas stated the trees on the plan should be judged as if they are being removed.

Mr. Trinkaus stated the alternate plan with the borings is an unknown plan as no borings have been tested.

Ms. Koechl MOVED to CLOSE the Public Hearing, SECONDED by Mr. Bigosinski and CARRIED 5-0-0 with all in favor.

Mr. Lee left the meeting and Ms. Koechl took over as Chair.

III. APPLICATIONS TO BE REVIEWED

A. WET#2925(I) BALDWIN – 50 Canterbury Lane – proposed in-ground pool, terrace, equipment pad, and B100a (cont.)

Ms. Moch noted a revised plan was submitted including an overflow detention for the pool, and a location for the propane tank.

Mr. Bigosinski asked if they looked into the depth of the chimney. Mr. D’Avanzo stated there is no conflict between the pool and the chimney. Mr. Bigosinski stated they should check with a structural engineer prior to construction.

Ms. Koechl asked if the overflow detention is for the pool. Mr. D’Avanzo stated it is for when the pool is drained.

Mr. Simone MOVED to APPROVE WET#2925 with normal special Conditions, SECONDED by Mr. Bigosinski and CARRIED 5-0-0 with all in favor.

B. WET#2926(I) CALO – 135 Heather Lane – proposed construction of an accessory structure with two-car garage and in law suite (cont.)

Mr. McMahon explained they could not add onto the existing structure due to a grandfathered non-conformity based on comments from the last meeting. The grading has been modified to drain away from the elevator shaft with a level spreader. A planting plan has been provided with a significant buffer.

Ms. Throckmorton confirmed the new structure is within current lawn area. Trees, shrubs and ferns are proposed along with boulder demarcations. Mr. Bigosinski confirmed there are no invasive removals included in this proposal.

Mr. Simone MOVED to APPROVE WET#2926 with normal special Conditions, SECONDED by Mr. Bigosinski and CARRIED 5-0-0 with all in favor.

C. WET#2927(I) AMPHA – 11 Hunting Ridge Lane – proposed accessory dwelling unit and new septic

Mr. Carey explained the revised plan which lessens the disturbance to the site. Underground draining is proposed as well as its own septic system.

Mr. Bigosinski confirmed the porch of the ADU is not part of the slab, but over a crushed stone base with no footings over this one-story structure.

Mr. Conklin noted a planting plan may not be required as there are some rare plants in that area that should remain.

Mr. Simone MOVED to APPROVE WET#2927 with normal special Conditions, SECONDED by Ms. Dhanda and CARRIED 5-0-0 with all in favor.

D. WET#2929(I) LEGAN – 249 Nod Hill Road – proposed addition, gravel driveway pull-off, new septic and stormwater management system

Mr. Rocheville explained the site and the proposal at it relates to wetlands. A stormwater management system is proposed for no increase in peak flows. He noted the only disturbance within the wetland regulated area is the new septic tank, pump chamber and detention system.

Mr. Simone MOVED to APPROVE WET#2929 with normal special Conditions, SECONDED by Ms. Dhanda and CARRIED 5-0-0 with all in favor.

VII. ADJOURN

Mr. Simone MOVED to ADJOURN at 8:32 pm, SECONDED by Mr. Bigosinski and CARRIED 5-0-0 with all in favor.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs