



MEETING MINUTES
HYBRID MEETING
June 22, 2023

PRESENT: Miriam Sayegh (Acting Chair), Penelope Koechl, Jeremi Bigosinski, Frank Simone

ALSO PRESENT: Mike Conklin, Director of Environmental Affairs; Alex Etemadfar, Property Owner; Kamran Heydari, AFR PE Inc./H.O.P.E. Helping Others Progress Everywhere; Glenn Perry, Rolling Hills Country Club; Gene Nazzaro, Nazzaro, Inc.; Kate Throckmorton, Environmental Land Solutions

ABSENT: Rick Stow and Nick Lee (notified of intended absences)

I. CALL TO ORDER

Ms. Sayegh called the meeting to order at 7:30 pm.

II. SHOW CAUSE HEARING

A. A-E CUSTOM BUILDERS, LLC – 425 Ridgefield Road – permit violations

Mr. Conklin explained the Owner was preparing his land for permitted new house construction however, during routine site visits it was discovered the approved plan was not being followed.

Mr. Conklin listed tree protection measures not in place, soil and erosion measures not installed properly and failing, trenches dug across the site, clearing past the limit of disturbance, and the construction sequence not being followed with the required box culvert and stream crossing in place prior to clearing. It was noted a debris pile exists in the extended cleared area where trees and stumps were dumped on this and the neighboring property.

Mr. Etemadfar, accompanied by Mr. Heydari, stated he was advised by Tom Quinn of Peak Engineers to stray from the approved plan to create the trenching as it was better for the environment. He stated he has been a builder for 35 years and was not doing anything incorrectly.

Ms. Sayegh MOVED to UPHOLD the Cease & Desist Order, order compliance under the original permit approval, and submit a revised plan showing how they will correct the wrongly disturbed areas past the approved limit of disturbance on a plan submitted to the Office of the Commission no later than July 10th for discussion at the July 13th Meeting, SECONDED by Ms.

Koechl and CARRIED 4-0-0 with all in favor.

III. PUBLIC HEARINGS

A. WET#2881(S) ROLLING HILLS COUNTRY CLUB – 333 Hurlbutt Street – proposed pond dredging

Ms. Throckmorton displayed the plans for the dredging and explained the wetlands and watercourse corridor used to water the golf course. Pond #3 will be expanded as the drought negatively affected the course last summer. A wooded buffer will be planted with trees and shrubs, and the area will be maintained as meadow. Dewatering measures will be in place with pumps inside the pond. Ms. Throckmorton reviewed responses to the Memo from the Town Engineer.

Mr. Nazzaro added that the project is to restore the storage capacity at the site.

Mr. Perry answered questions raised by Mr. Bigosinski regarding the overflow and removal of spoils from the site.

With no further questions or comments, the Public Hearing was closed.

Ms. Koechl MOVED to APPROVE WET#2881 with normal Special Conditions, SECONDED by Mr. Bigosinski and CARRIED 4-0-0 with all in favor.

IV. APPLICATIONS READY TO BE REVIEWED - None

V. APPLICATIONS READY TO BE ACCEPTED

A. WET#2883(I) KROPF – 26 Ledgewood Drive – proposed culvert replacement

Ms. Koechl MOVED to ACCEPT WET#2883 and schedule for the next available meeting date, SECONDED by Mr. Simone and CARRIED 4-0-0 with all in favor.

VI. APPROVED MINOR ACTIVITIES

A. WET#2861(M) AMADEO – 101 & 103 Silver Spring Road – proposed invasive removal and planting of natives

B. WET#2866(M) MURPHY – 38 Bald Hill Road – proposed propane tank 30 ft. from a wetland

C. WET#2872(M) TWARDY – 170 Ridgefield Road – proposed generator 37 ft. from a wetland

D. WET#2871(M) OLD DRIFTWAY, LLC – 0 Mountain Road (Map#25 Lot#2) – proposed wetland crossing for soil testing

E. WET#2873(M) MARSHALL – 96 Pond Road – proposed removal of five dead trees and

invasive shrubs within a regulated area

- F. WET#2870(M) GUZMAN SUAREZ – 89 Indian Hill Road** – “after-the-fact” tree removal within a regulated area
- G. WET#2878(M) PETTIT – 30 Springbrook Lane** – proposed removal of five decaying trees within a regulated area
- H. WET#2880(M) MACDONALD – 70 Old Belden Hill Road** – proposed additions 38 ft. from wetlands
- I. WET#2876(M) GREEN – 3 Lynlee Lane** – proposed generator and 2-120 gallon LP tanks 37 ft. from a wetland

Mr. Conklin noted the above Minor Applications were straight-forward and minor in nature.

VII. CORRESPONDENCE

- A. WET#2835(I) ROBLES – 114 Thunder Lake Road** – request to extend deadline for bond and planting installation

Mr. Conklin advised the Applicant is requesting an extension until the end of July for the planting installation, as well as a payment plan to pay the bond. Mr. Conklin indicated the \$750 in Citations were recently paid.

Mr. Simone MOVED to GRANT an extension for the deadline to submit the full bond with no payment plan, and install approved mitigation plantings by July 31, 2023, SECONDED by Mr. Bigosinski and CARRIED 4-0-0 with all in favor.

VIII. VIOLATIONS

- A. WET#2877(I) VALENTIN – 573 Nod Hill Road** – release Cease & Desist Order

Ms. Sayegh recused herself from this matter.

Ms. Koechl MOVED to RELEASE the Cease & Desist Order at 573 Nod Hill Road, SECONDED by Mr. Bigosinski and CARRIED 3-0-0 with all in favor.

IX. APPROVAL OF MINUTES

Ms. Sayegh was re-seated.

- A. Meeting Minutes May 25, 2023 & Special Meeting Site Walk Minutes June 7, 2023**

Mr. Bigosinski MOVED to APPROVE the Meeting Minutes of May 25, 2023 and Special Meeting Site Walk Minutes of June 7, 2023 as drafted, SECONDED by Mr. Simone and CARRIED 2-0-2 with Ms. Koechl and Ms. Sayegh abstained as they were not present.

IX. PUBLIC COMMENT – None

XI. ADJOURN

Mr. Simone MOVED to ADJOURN at 9:18 pm, SECONDED by Ms. Koechl and CARRIED 4-0-0 with all in favor.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs