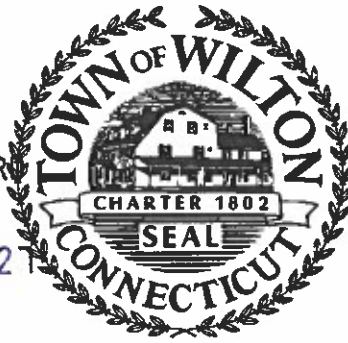


INLAND WETLANDS
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TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

MINUTES

October 12, 2017

PRESENT: John Hall (Chair), Liz Craig, Nick Lee, Kathie Mandel, Rick Stow, Mark Andrews

ALSO PRESENT: Mike Conklin, Director Environmental Affairs; Liz Larkin, Recording Secretary; Greg & Connie Kamedulski, Property Owners; Jay Keillor, Land Engineering, LLC; Aleksandra Moch, Landscape Designer; Casey Healy, Gregory & Adams, Holt McChord, McChord Engineering Associates; Kevin Moses, Wesley Stout Associates; Bob McDowell, YMCA

ABSENT: Tom Burgess (notified of intended absence)

I. CALL TO ORDER

Mr. Hall called the meeting to order at 7:31 p.m.

II. PUBLIC HEARINGS

A. WET#2465(S) – LTWJ, LLC – Cannon Road (Map#21 Lot#13) – subdivide approximately 55 acres of land into 8 conservation subdivision lots with approximately 43 acres of land set aside as conservation area (cont.)

Mr. Conklin read a letter received by Gregory & Adams asking for the hearing to be continued until the next regular meeting being held on October 26, 2017.

Ms. Mandel MOVED to CONTINUE WET#2465, SECONDED by Mr. Andrews and CARRIED 5-0-1 with Mr. Lee abstaining as he is recused.

B. WET#2478(S) – KAMEDULSKI – 66 Hillbrook Road – install new septic system to replace existing system

Ms. Craig, Mr. Lee, Ms. Mandel, Mr. Andrews and Mr. Conklin confirmed they visited the site. Mr. Conklin read the documents into the record.

Mr. Kamedulski stated he and his wife have been active members in the Wilton community since they moved here in 1985. He confirmed they have recently purchased the property at 66 Hillbrook which has an existing single family house built in 1965 that has marginal septic. In

order to repair the function of the system, they would like to replace the system to be more environmentally friendly. Mr. Kamedulski stated there was an area found for the new septic which has superior renovation capacity.

Mr. Keillor explained the property consists of 2.2 acres with a common driveway. The existing system is located in the back of the house, 2 ft. deep in the ground, as typical for the time the home was built. He confirmed the system is currently sitting in ground water.

Mr. Keillor confirmed they tested for suitable soil in the back of the house but there was spring ground water present. He stated they found an area across the wetland to the west with good percolation results. This area consists of cedar trees and they found 38-42 inches of soil prior to ground water. He stated the original plan had a different type of system in the same area, which was a gravity system that was attached to a walkway which the Health Department did not approve.

Mr. Keillor indicated the system that has been approved by the Health Department includes a pump line under the wetland and will be sleeved with a heavy duty PVC pipe with a rubber gasket. He explained the system as an advanced trench geomatrix with a stone interface and explained how it is installed in the ground. The original proposal had the system 39 ft. off the Comstock Brook. The new system being proposed is 50 ft. to the Brook. Mr. Keillor noted the system is 5 feet wide and will require 18 inches of clean fill.

Mr. Keillor showed the access for the installation is on the neighboring property and confirmed they have written permission to use this area. Mr. Keillor handed out cross sections that show the existing depth of ground water and what the system will look like in the ground once installed. He indicated the existing system has ground water just above the surface which makes it not function properly with no virus removal. Mr. Keillor confirmed the goal is for the effluent to be in the soil for 150 days and the existing system takes 121 days to come up.

Mr. Lee asked how the applicant felt about the comment from South Norwalk Electric & Water (SNEW) relating to the dye test. Mr. Kamedulski responded that he has not decided if they will rent or sell the property so he was concerned about the timing if he has to wait four months for the system to be loaded. He confirmed he met with Casey Cordes of SNEW and he thinks they can achieve the dye test quicker by loading the system once installed. Mr. Conklin noted the dye test may not be necessary as there is no other viable location for the septic to be placed. Ms. Craig stated she thought the test would give everyone peace of mind since the Brook is very valuable.

Mr. Hall asked how long the installation process would take for this system. Mr. Kamedulski responded the process would take 2 – 3 weeks time once approved. Mr. Lee questioned the plantings that are proposed in that they are smaller than what the commission typically requires.

Ms. Moch displayed the planting plan and showed there is a planting area over a bit of the fill for the septic. She confirmed the location of the septic is the best place for the site biologically. Ms. Moch described the area of the septic as an island and is the driest area on the site. She confirmed there are extensive wetlands on the site and there is a good edge habitat. She noted there is a high quality forest behind the brook and a man made river with high velocity which slows down during low flow season. The wetlands function is ground water discharge. She also

confirmed there is a large floodplain which accommodates floods and fish and shellfish were present.

Ms. Moch stated the brook has some slopes where it sheet flows and takes sediment. She indicated the crossing for the septic will be done quickly and the impact will be minimal, especially with the access coming through the neighbor's property. She confirmed all soil and erosion measures will be in place prior to construction and the area will be restored after installation.

Ms. Moch noted the current plant material will be excavated and the topsoil will be preserved for the short time frame of the installation. She confirmed they cannot seed as it will just wash off in a rain event. She confirmed they are proposing some pollinator plantings and 10 bushes will be installed. She stated four trees are being removed and four trees are being proposed. Ms. Craig asked what types of trees. Ms. Moch responded there is one beech and 3 hemlocks to be removed and dogwoods and sugar maples will be planted. Mr. Conklin stated the sizes of those should be 3-4 ft. for the shrubs and 6-8 ft. dogwoods which is typical for mitigation.

Mr. Hall inquired about the legality of utilizing the neighbor's land for the construction access. Mr. Kamedulski provided an email from his neighbor for this purpose. Mr. Hall suggested he obtain a temporary easement for his own protection. Mr. Kamedulski was hesitant as this would take time to go through mortgage companies for this agreement and suggested he be required to obtain a license. Mr. Healy agreed with this approach.

Mr. Hall confirmed with Mr. Keillor that the size of the septic is appropriate for the home. Mr. Keillor confirmed that it is for this four bedroom dwelling. Ms. Craig asked if the sugar maple could be switched out for a swamp white oak tree to which Ms. Moch agreed.

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

Mr. Lee MOVED to APPROVE WET#2478 with the General and normal Special Conditions and the additional Special Conditions that the planting plan will be revised and approved by staff, a license will be submitted for the neighbor access, and a dye test will be completed after four months of occupancy up to one year, SECONDED by Ms. Mandel and CARRIED 6-0-0.

C. WET#2480(S) – WILTON YMCA – 404 Danbury Road – to construct additions and alter the existing facility and to reconfigure the existing parking and drop off and pick up areas

Mr. Conklin, Mr. Hall, Ms. Craig, Mr. Lee, Ms. Mandel and Mr. Andrews confirmed they visited the site.

Mr. Hall noted that his wife works at the YMCA for one hour every 2 weeks but he did not feel this would be a conflict of interest and did not recuse himself.

Mr. Healy requested that the reading of the documents be waived. Mr. Hall accepted this request.

Mr. Healy explained the site as being 15.97 acres improved with a recreation facility, indoor pool, outdoor pool, and paddle tennis courts. He confirmed the Norwalk River comes through

the property and they are proposing an addition, reconfiguration of parking, and creation of dedicated drop off and pickup areas.

Mr. Healy addressed the Staff Report by noting the wetland delineation is the same as before. He confirmed Mr. McChord would speak to how the stormwater management system works. He also confirmed the landscaping debris was from the Little League Field and it will be removed. He also noted the plantings completed by Trout Unlimited will be protected.

Mr. McChord explained the one-way circulating driveway and the river that wraps around the property. He confirmed the YMCA is proposing better pedestrian access to the front door of the facility. He also noted the property has areas within the 100 year flood zone. Tighe & Bond completed a formal flood study and the building improvements are outside of this zone. The proposal includes reducing the size of the existing parking lot which will make the lot to code and add a center island which allows for a walkway. He confirmed the existing drainage has no water quality control other than a riprap outlet.

Mr. McChord explained the proposal for a new detention system for the new asphalt and two hydrodynamic separators prior to the Norwalk River for reduction of pollutants. He confirmed there is no work being proposed in the wetlands. He stated there would be some filling in the front by the door and some compensatory storage. He confirmed Trout Unlimited has plantings already installed and they will continue with more plants and boulders.

Mr. McChord addressed the Staff Comments that the wetland line is coincidentally the same. He also stated the maintenance plan can be recordable and he added language with highlights on how the inspector inspects for a bi-annual review. He described this as two man holes and entry points at the catch basin where sediment is trapped. Once the sediment is 3 inches deep, it is removed. The hydrodynamic separator is larger and if the sediment is 3 ft deep, a truck is brought in to remove it. Mr. McChord confirmed the Little League is addressing the debris pile and Trout Unlimited will continue to work towards the environmental health of the site. Mr. Conklin noted the recent work done by Trout Unlimited is being beautifully maintained but it may help the buffer to add an additional 20 shrubs and a boulder demarcation. Mr. Healy stated they can add these shrubs and they will pay attention to the compensatory storage.

Ms. Craig noted there was jewel weed that Trout Unlimited was maintaining but it was cut down. She asked if a wet meadow could be required with the additional 20 shrubs. Mr. Conklin suggested eliminating invasives to allow the shrubs to grow, much like Merwin Meadows, and stated a shrub scrub buffer would be appropriate. Ms. Craig countered there is typically an area of transition and asked how many trees are being removed. Mr. McChord confirmed they are not able to save the trees near the current drop off location, but they are replacing plants. Ms. Craig asked if the sheds are currently in a flood plain. Mr. McChord confirmed they are in a flood plain. Ms. Craig asked if these can be moved to the dumpster and bridge vicinity. Mr. McChord confirmed the porta-potty and dumpster can be pulled back. Mr. McDowell confirmed the porta-potty will be removed from the site within two weeks.

Ms. Mandel asked what the front of the building will look like once the project is complete. Mr. McChord responded there is a lot of glass in the front with a second story. Mr. Conklin asked if a tree can be planted in the area of the debris pile. Mr. McDowell accepted this request. Mr. Moses agreed a tree can be planted on the upper shelf that is present under the debris. He also

stated this project results in a net positive for trees on the site. Ms. Craig asked if the playground is being relocated. Mr. McChord confirmed it would be moved. Mr. McDowell added that there will be a play area behind the main building.

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

Mr. Lee MOVED to APPROVE WET#2480 with the General and normal Special Conditions and the additional Special Conditions that a planting plan will be reviewed and approved by staff with the additional 20 shrubs in the area to the right of the bridge, and boulder demarcation, and a tree shall be installed in the current debris pile area, and the declaration to maintain facilities will be recorded in the Wilton Land Records, SECONDED by Mr. Andrews and CARRIED 6-0-0.

III. APPLICATIONS READY TO BE REVIEWED

A. WET#2479(I) – 390-392 DANBURY ROAD ASSOCIATES – 390 Danbury Road – “corrective action” to address unauthorized removal of trees

Mr. Conklin read an email into the record from the owner’s attorney requesting a continuance to obtain a Professional Engineer. Ms. Craig stated there are still buses being parked so that they are hanging over the river. Mr. Conklin suggested requesting a curb or split rail fence.

B. WET#2482(I) – KENNEDY – 82 Sunset Pass – “emergency” septic repair

Mr. Conklin confirmed the owner already received a temporary emergency permit.

Mr. Lee MOVED to APPROVE WET#2482 with the General and normal Special Conditions, SECONDED by Mr. Andrews and CARRIED 6-0-0.

IV. APPLICATIONS READY TO BE ACCEPTED

A. WET#2485(S) – MILLSTONE PROPERTY HOLDINGS, LLC – 180 Millstone Road – to widen and improve an existing driveway at its intersection with Millstone Road within an upland review area, to construct a stable and indoor riding ring within an extended upland review area and to construct an outdoor riding ring

B. WET#2488(I) – BOCCHINO – 5 Pilgrim Trail – proposed one-story addition over existing stone patio

Mr. Lee MOVED to ACCEPT WET#2488 and schedule for the next available hearing, and ACCEPT WET#2485 and schedule for the next meeting after Counsel has provided their written opinion, SECONDED by Ms. Mandel and CARRIED 6-0-0.

V. APPROVED MINOR ACTIVITIES

A. WET#2483(M) – GAUDINO – 16 Rocky Brook Road – install new 16’ by 32’ bluestone patio set in stone dust 95 ft. from a wetland

B. WET#2484(M) – MCNEAL – 1 Mail Coach Court – install 24 ft. x 24 ft. shed 91 feet from a brook and 74 ft. to the Silvermine wetland

Mr. Conklin provided a brief description of the Minor Permits that have been granted by staff.

VI. CORRESPONDENCE - None

VII. OTHER APPROPRIATE BUSINESS

A. Violations

- i. WET#2449(I) – MCFARLAND – 14 Partrick Lane** – “corrective action” for tree clearing

Mr. Conklin confirmed there is nothing new to report.

- ii. CASEY – 217 Olmstead Hill Road** – unauthorized clearing of land within a regulated area

Mr. Conklin advised the Commission that this homeowner cleared some land adjacent to a pond and indicated the homeowner is being receptive.

B. Approval of Minutes – September 28, 2017 Regular Meeting

Ms. Craig MOVED to APPROVE the meeting minutes from September 28, 2017, SECONDED by Mr. Lee and CARRIED 6-0-0.

VIII. ADJOURN

Mr. Andrews MOVED to ADJOURN at 9:17 pm, SECONDED by Mr. Stow and CARRIED 6-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs