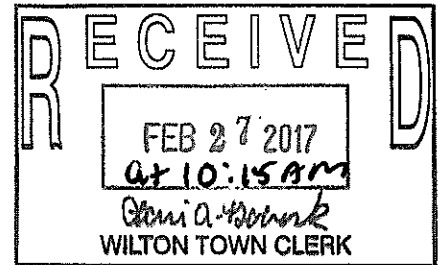




MINUTES

February 23, 2017



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

ALSO PRESENT: Mike Conklin, Director of Environmental Affairs; Jenn Fanzutti, Environmental Analyst; Liz Larkin, Recording Secretary; Casey Healy, Gregory & Adams; Tom Nelson, McChord Engineer Associates; Kate Throckmorton, Environmental Land Solutions; Nancy Lovas, Lovas & Tomasetti Architects; George Cross, Property Owner

ABSENT: Mark Andrews, Tom Burgess (notified of intended absences)

I. CALL TO ORDER

Mr. Hall called the meeting to order at 7:29 p.m.

II. PUBLIC HEARINGS

A. WET#2429(S) BRUBECK TRUST – 221 Millstone Road & 67, 69, 73, 85, & 87 Hickory Hill Road – renovation of existing wetlands, construction of new wetland crossing, and development within upland review areas of six lots that were subdivided in 1954 and re-subdivided in 1968

Mr. Conklin advised that the hearing will open at the next meeting scheduled for March 9, 2017.

B. WET#2432(S) QUANTICAL, LLC – 57 Borglum Road – construction of a proposed single-family home, driveway, septic system, stormwater management system, site grading and erosion controls

Mr. Conklin, Ms. Fanzutti, Ms. Craig, and Ms. Mandel confirmed they visited the site. Mr. Conklin read the Conservation Memo and Staff Report in their entirety.

Mr. Healy stated the site is part of a 4-lot subdivision which was approved in February 1972 and consists of 2.165 acres with an existing cottage that is currently used as an office. He confirmed the building envelope has a triangular configuration for the least disturbance to the existing resources. Mr. Healy mentioned the property includes an upland review area for the Belden Hill Brook with a second pocket wetland in the northwest corner. There are also three water lines owned by South Norwalk Electric & Water that traverse the middle of the site. Mr. Healy

confirmed these water lines were installed around 1875 and noted this is Map#1 recorded at the Town Clerks Office.

Mr. Healy confirmed the applicant is requesting approval for a single-family home construction which includes some of the house being in the upland review area. He also confirmed they made revisions based on the Town's Field Engineer, Mike Ahern and held a meeting with wetlands staff prior to the opening of this hearing.

Mr. Nelson handed out a revised sketch of the property. He confirmed the utilities include a stormwater management system including a basin and detention system. He noted the driveway will sheet flow to the water quality basin on the side of the cottage to filter runoff and allow infiltration. He stated there is an overflow swale proposed for larger events. He confirmed the underground detention system is placed on the southern side of the property and takes runoff from roof leaders and the driveway. This will overflow to the west and allows for proper infiltration.

Mr. Nelson stated they would be tapping into the water mains that exist on the property and noted the existing cottage has a working cesspool. The applicant has provided information on the B100a which will not be built at this time. There is a new proposed septic on the western portion of the property. Mr. Nelson confirmed their alternative plan they are presenting has features tucked in more than the original submission. They have eliminated 400-500 sq. ft. of parking as well as tucked the septic system which will bring the grading and silt fence with it to create an additional 10 – 12 ft. of buffer.

Mr. Lee inquired about protecting the water lines during construction. Mr. Nelson confirmed they are working with South Norwalk Electric & Water to obtain an easement. Mr. Lee suggested telling the contractor to avoid driving over these lines to avoid damages.

Ms. Throckmorton confirmed there are two wetlands affecting the property. There is a pocket wetland that serves 3 primary functions: groundwater recharge, nutrient removal and sediment retention. This wetland is isolated and not part of the large surface wetland and the functions will be maintained post construction. The other wetland, from the Belden Hill Brook serves more of an expanded function with groundwater recharge, nutrient removal, sediment retention, flood flow attenuation, and wildlife habitat. The proposal includes replacement and restoration of the buffer with mitigation. Ms. Throckmorton confirmed there will be a 45ft. buffer and no lawn near the basin, boulder demarcations, and the existing Tulip Tree mentioned by the Conservation Commission will remain. She added that the canopy will not change with this large tree.

Mr. Hall stated his opinion that the driveway by the pocket wetland looks like an unnecessary intrusion into the buffer. Mr. Nelson countered that the runoff goes back to the galleries so there is no negative effect.

Ms. Craig noted the terrain is rocky and an area for groundwater discharge and recharge and asked about the recent fill placed by the cottage. Mr. Healy responded that the fill was left by the previous owner as the office was used as a construction site. Ms. Craig then noted she thinks the large driveway is excessive. Mr. Healy responded that most homes have a parking area in the front.

Ms. Lovas stated they looked very carefully at the orientation of the house and it makes sense the way it is proposed for the entryway porch and a backyard. She stated the architecture was pinned in the best way they could for the grades. Mr. Healy confirmed they can investigate the paved area again. Ms. Craig asked what would be proposed if the cottage was not there as she was having difficulty understanding why this structure is more valuable than the wetland resource. Mr. Healy confirmed that moving the cottage would shift it farther into the upland review.

Mr. Conklin suggested that the silt fence location be the limit of disturbance and the grading pulled back. Mr. Nelson confirmed that they can and Ms. Throckmorton added there will be 15 feet of woods. Mr. Conklin then suggested that the garage opening be placed on the opposite side of the house. Ms. Lovas stated this does not work with the overall house plan and traversing the interior but suggested they could revisit the size to meet the commission's expectations. Mr. Conklin questioned the need for the large parking area in front. Ms. Craig added that the cottage makes the land use odd and the allocation of the resource is permanent. Mr. Hall suggested the applicant team look for different alternatives and come back at the next meeting.

With no further questions, the Public Hearing was continued to March 9, 2017.

III. APPLICATIONS READY TO BE REVIEWED

A. WET#2430(I) CROSS – 105 Old Belden Hill Road – “corrective action” to address unauthorized filling and grading

Mr. Cross noted that he submitted a plan to mitigate the regulated area that was subject to filling and grading. He read the plan verbiage which indicates he will remediate the fill at the southwestern portion of the property. He confirmed soil erosion measures are included on the plan. He will place a seed mix over the area and will ensure the Mile-A-Minute vine is disposed of properly.

Mr. Conklin confirmed the subject property does not have an “O” Horizon so there is no topsoil where work was completed. He stated if you remove 4 inches to the “A” Horizon but propose to install 6 inches of top soil as an “O” Horizon, then you are increasing the depth by 2 inches in order to get the grade to match this plan. Mr. Conklin also stated he was concerned about the verbiage on the plan stating an “erosion control barrier” is vague. He suggested the commission request a silt fence as typical for soil erosion measures. Mr. Conklin also suggested that an as-built plan be submitted after the grading is done to ensure the topography is acceptable, with spot elevations. He also suggested a deadline to complete the corrective action, as well as adding boulder demarcation. The commission agreed that a plan should be submitted to staff for approval with these details.

Mr. Lee MOVED to APPROVE WET#2340 with the General and normal Special Conditions and the additional Special Conditions that a plan will be submitted to detail the silt fence installation for approval by staff, heavy hay will be installed as mulch over the meadow seed mix, two-man demarcation boulders shall be placed 10 ft. on center along the 100 ft. regulated area line, and the entire project, including the as-built survey shall be completed by May 1, 2017, SECONDED by Ms. Mandel and CARRIED 5-0-0.

B. WET#2433(M) WALTERS-FRANCIQUE – 129 Skunk – install a 10’ x 14’ shed 12 ft. from a wetland

Mr. Conklin stated he was uncertain if the commission would allow a shed 12 ft. from a wetland so he wanted to bring this minor application to them for their approval. Mr. Conklin confirmed the shed is right off the driveway and is the most logical place of the shed.

Ms. Craig MOVED to APPROVE WET#2433, SECONDED by Ms. Mandel and CARRIED 5-0-0.

IV. APPLICATIONS READY TO BE ACCEPTED - None

V. APPROVED MINOR ACTIVITIES

WET#2434(M) DELACY – 38 Old Driftway – remove eight trees in backyard along the edge of the lawn

Mr. Conklin advised that Charlie Robinson, of CJ Robinson Tree & Landscape, contacted him as this property owner requested to remove dead and dying trees that are leaning towards the house. Mr. Conklin confirmed the removal of these trees will not extend the lawn so a minor permit was issued.

VI. CORRESPONDENCE

A. Lindquist/Wilton Tire & Auto – 658 Danbury Road – request for extension of “corrective action”

Mr. Conklin stated he received an email from Mr. Lindquist requesting an extension of time to submit his corrective action application. Mr. Conklin confirmed that Mr. Lindquist is working in a positive direction.

Mr. Lee MOVED to EXTEND the deadline for the corrective action application for 30 days, SECONDED by Ms. Mandel and CARRIED 5-0-0.

VII. OTHER APPROPRIATE BUSINESS

A. Approval of Minutes – January 26, 2017 Meeting

Ms. Craig MOVED to APPROVE the minutes, SECONDED by Ms. Mandel, and CARRIED 5-0-0.

VIII. ADJOURN

Ms. Craig MOVED to ADJOURN at 8:36 pm, SECONDED by Ms. Mandel and CARRIED 5-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs

