



RECEIVED FOR RECORD
TOWN OF WILTON
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MINUTES

June 14, 2018

PRESENT: John Hall (Chair), Liz Craig, Mark Andrews, Rick Stow

ALSO PRESENT: Mike Conklin, Director of Environmental Affairs; Liz Larkin, Recording Secretary; Jeremy Oskandy, Arthur Howland & Associates; Scott Yates, H&R Designs; Jeff Shamas, VHB; Steven Kochis, VHB; Tom Quinn, Peak Engineers; Vikeneswarah Balasubramaniam, Property Owner

ABSENT: Tom Burgess, Nick Lee, and Kathie Mandel (notified of intended absences)

I. CALL TO ORDER

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

II. PUBLIC HEARINGS

A. WET#2519(S) WILTON HEIGHTS – 300 Danbury Road – redevelopment of properties with two buildings that will consist of retail space and residential units within a wetland

Mr. Conklin read a letter from Gregory & Adams stating they would like to postpone the opening of the Public Hearing as there was a defect in the legal notice. They would like to re-notice the hearing.

B. WET#2508(S) ASML USA, LLC – 77 Danbury Road – demolish existing accessory building, relocate existing driveway, construct building addition and associated stormwater management and utilities (cont.)

Mr. Oskandy provided new plans which have some adjustments based on the comments and questions from the last Public Hearing. He reiterated that there is no other place on the site that this addition can be placed based on the configuration of the site.

Mr. Yates displayed the architectural plans and described how the machines they are producing require the specific loading docks based on their size and 40-ton weight. Mr. Hall inquired about shifting other areas on the site to accommodate the need for this new product. Mr. Yates responded that these rooms are “clean” and cannot be placed in areas that do not make sense for production. Mr. Hall stated the applicant received a permit two years ago for an addition and he

is concerned they will be back in another two years for another addition which he considers “creep” moving even closer to the river. Mr. Stow countered that the area is already asphalt. Mr. Oskandy agreed and noted that the proposal meets Planning and Zoning regulations. Mr. Andrews questioned that statement and Mr. Oskandy responded that they are only adding 4,000 sq. ft. of impervious surface and planting a substantial amount.

Ms. Craig asked if the entrance bridge would require an enlargement based on the size and weight of these machines. Mr. Oskandy confirmed the existing bridge has the capacity for these loads. Mr. Oskandy also noted he has been working with Eversource on the substantial electrical load they will need which will require a revision to the plans for the wires and conduit bank. Ms. Craig asked if these wires would be below ground. Mr. Oskandy responded that some will need to be above ground and some below. He noted there will be some slight excavation for the footings and they are proposing large coir logs in this location to prevent erosion from impacting the river. Mr. Conklin asked if the applicant had calculated the coir logs’ volume into the floodplain calculation. Mr. Oskandy stated he will add this volume to the floodplain calculations. Also he could remove the proposed basins and utilize more stormwater infiltrators but he would not recommend this as best practice.

Ms. Craig asked if the addition and basins could be pulled back farther from the Norwalk River. Mr. Oskandy stated the elevation would remain the same and there would be more wetland impact so there is no benefit to this request. Ms. Craig then asked how road salt and snow will be handled in the winter months. Mr. Oskandy confirmed the river would receive some of this runoff. Mr. Conklin suggested adding all of the discussed revisions to the plans including the snow removal plan to the site plans.

Mr. Shamas commented that the latest iteration of plans show open water ponds which are good for stormwater maintenance but constrained in this area which pushes everything to the river. He suggested adding more subsurface infiltration to remove this pressure. He added that putting systems underground would not take up parking spaces and they could plant an enhanced riparian buffer. Mr. Andrews asked that a comparison is done with what runoff is currently taking place and what it will be like if the proposal is approved.

Mr. Oskandy consented to more time to extend the Public Hearing. With no further questions or comments, the Public Hearing was continued until June 28, 2018.

C. WET#2513(S) BALASUBRAMANIAM – Override Lane (Map#4 Lot#34-1) – proposed new single-family residence within a regulated area (cont.)

Mr. Conklin read a letter into the record from Pete Gelderman, Town Counsel, that confirmed the request to create an accessway to Mr. Balasubramaniam’s property is within his rights.

Mr. Quinn confirmed the Health Department has approved the septic system for feasibility. He stated there are no wetlands or watercourses on this site. The site drains to the northeast and 50 ft. off the property is a wetland which consists of a drainage watercourse and as the slopes exceed 20% for upland review.

Mr. Quinn explained the home as being a single-family custom home and they have been careful to limit disturbance, and save trees and the existing stone wall. He confirmed the property line

has been staked on the side meeting the Cooney's property. The revised proposal shows that the driveway location has been shifted 12 ft. to the south, the septic has been moved down and the limit of lawn has been revised so the septic is out of the flow path of surface water runoff. In addition, the power pole has been saved with the driveway shift and the grades will not change. Mr. Quinn also confirmed that five additional trees will be saved with the driveway relocation. He noted Ms. Throckmorton's opinion that the Ash trees should be removed.

Ms. Cooney stated she was concerned about water coming to her property as she is at a lower grade. Mr. Hall stated he does not think the proposal, as it is today, would not change her water intake. It was noted that the neighbor on the other side has a shed that encroaches on the subject property. Mr. Balasubramaniam stated he has been in touch with that owner and they are working to fix discrepancy.

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

Mr. Andrews MOVED to APPROVE WET#2513, with the General and normal Special Conditions and the additional Special Conditions that the Declaration to Maintain Drainage Facilities on the Wilton Land Records, there will be a weekly site monitor for soil and erosion controls, the final Stormwater Management System as-built will be required prior to bond release, and a letter from the Engineer of Record shall provide a letter to the Commission attesting to the conformance of the system, SECONDED by Mr. Stow and CARRIED 4-0-0.

III. APPLICATIONS READY TO BE REVIEWED

A. WET#2520(M) LESKA – 50 Sunset Pass – “after-the-fact” patio and shed within a regulated area

Mr. Conklin described the nature of the violation where the property owner had a previous violation, and cleaned up that item and then built a patio in the buffer. He confirmed that a \$500 Municipal Citation was issued and paid. The patio is 19 ft. x 24 ft. and the shed is 12 ft. x 16 ft. on cement blocks. Ms. Craig suggested asking for an understory tree to be planted for mitigation purposes.

Ms. Craig MOVED to APPROVE WET#2520 with the General and normal Special Conditions and the additional Special Condition that an understory native tree shall be planted in the buffer by September 15, 2018, SECONDED by Mr. Andrews and CARRIED 4-0-0.

IV. APPLICATIONS READY TO BE ACCEPTED

A. WET#2521(S) CLUNE – 50 Middlebrook Farm Road – new septic system for cottage in an upland review area

Mr. Conklin stated this application was submitted as a Significant Level Application but he thinks it could be considered an Intermediate Level Activity. Mr. Andrews asked what factors determine the permit level. Mr. Quinn explained that the septic system will require less than 100 cu. yds. and the system is 40 ft. from the pond. It was originally a Significant as the applicant thought they would need to address a water line but it is no longer required.

Mr. Andrews MOVED to ACCEPT the Clune Application as an Intermediate Activity, SECONDED by Mr. Stow and CARRIED 4-0-0.

V. APPROVED MINOR ACTIVITIES - None

VI. CORRESPONDENCE

A. WET#2511(I) MALAY – 23 Appletree Lane – request to remove Shagbark Hickory previously denied

Mr. Conklin explained the homeowner sent a letter asking that this dangerous tree be added to the approvals to remove. Mr. Conklin stated that as it was a safety issue, stated by a professional, he approved the tree to be removed.

VII. OTHER APPROPRIATE BUSINESS

A. VIOLATIONS

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

Mr. Conklin stated there was nothing new to report at this time.

B. Approval of Minutes – May 24, 2018 Meeting Minutes

Ms. Craig MOVED to APPROVE the May 24, 2018 Meeting Minutes, SECONDED by Mr. Andrews and CARRIED 4-0-0.

VIII. ADJOURN

Mr. Andrews MOVED to ADJOURN at 9:25 pm, SECONDED by Ms. Craig and CARRIED 4-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs