



MINUTES

February 22, 2018

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

ALSO PRESENT: Mike Conklin, Director of Environmental Affairs; Jennifer Fanzutti, Environmental Analyst; Liz Larkin, Recording Secretary; Siyuan Cao, Civil 1; Mikalai Shutsikau, Property Owner; Tracy Chalifoux, Tracy Chalifoux, LLC

ABSENT: Mark Andrews (notified of intended absence)

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TOWN OF WILTON
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BY: *at*

I. CALL TO ORDER

Mr. Hall called the meeting to order at 7:30 p.m.

II. PUBLIC HEARINGS - None

III. APPLICATIONS READY TO BE REVIEWED

A. WET#2501(I) SILVER HILL HOSPITAL – 208 Valley Road – install new septic system and drainage improvement features

Mr. Hall, Ms. Craig, Mr. Burgess, Ms. Mandel and Mr. Stow indicated they visited the site.

Mr. Cao explained that the septic for the Scavetta House is proposed to be replaced to bring the system into conformance with DEEP Guidelines. He stated the current system is 20 ft. from the Silvermine River and they are proposing to place the new system 48 ft. from the wetland. Mr. Cao confirmed the only disturbance in the regulated area is for installation of six chambers of underground infiltrators. This new system will allow for the nitrogen content to be diluted and decrease the nitrogen limits leaching into the Silvermine River. Mr. Cao explained the existing affluent plume is at 20 mg when it reaches the river and the maximum allowed by the CT DEEP permit is 10 mg. per liter. The proposed system will bring that amount to 8 mg. per liter.

The Commissioners confirmed the asphalt will be removed for the installation and new pavement can be placed on top. The floodline was confirmed as being far enough away and not an issue for the system. Mr. Cao stated they studied other areas but found the proposed location as the best option. He also confirmed there will be a manhole with filter fabric that will be cleaned and maintained from the drainage feature on a yearly basis. Mr. Cao provided the

Commission with the Letter of Approval from the Wilton Health Department which also indicates the DEEP has approved the plans. The work would ideally be completed this Spring. Mr. Conklin asked how deep the units will be placed. Mr. Cao responded they will be 2 ft. deep and that modeling was found at 6 ft. deep.

Ms. Mandel MOVED to APPROVE WET#2501, with the General and normal Special Conditions, SECONDED by Mr. Burgess and CARRIED 6-0-0.

B. WET#2502(I) SHUTSIKAU – 285 Cheese Spring Road – excavate for foundation, patio and footings and driveway base for carport

Ms. Craig, Mr. Burgess, Mr. Lee and Ms. Mandel visited the site.

Mr. Shutsikau stated his entire property is within the 100 ft. regulated area and he would like to build a small addition, extend his patio and build a carport. He stated the carport will include some small footings and dry set pavers to connect it to the stone driveway.

Mr. Burgess questioned the 11 trees that were marked in the field with orange paint. Mr. Shutsikau stated these are close to the home, declining in health and proposed to be removed. Ms. Craig asked if an Arborist had looked at these trees. Mr. Shutsikau stated he had an arborist look at the trees but he has nothing in writing and could not remember the arborist name. Mr. Lee, who is an arborist, stated there are 2 oaks close to the home that look old.

Mr. Conklin pointed out the vernal pool and advised the Commission that this property was the subject of an historic violation where a stone wall was built without a permit and filling in the wetland had taken place. There was a bonded corrective action planting that survived for some time but is no longer viable. Mr. Conklin also suggested the debris pile adjacent to the wetland be removed.

Mr. Hall explained to the Applicant that he cannot cut down healthy canopy trees unless he has a letter from a Connecticut Licensed Arborist attesting to the danger of the trees. Mr. Conklin stated he has no issues with the proposed additions and construction access but silt fencing must be installed. Mr. Lee stated the silt fence shown on the plan should be extended further.

Mr. Hall asked Mr. Conklin what creates the wetland on this property. Mr. Conklin responded that the entire property is shallow soils on top of bedrock and the house is placed in the most level area. He added that the wetland is on bedrock as a shallow pool. He also noted the lower wetland is a swampy area, especially on the northern side of the driveway where there is emergent vegetation.

Mr. Hall asked Mr. Conklin if the proposal is creating more runoff to the wetlands which creates negative impacts and suggested that more plantings be installed to help offset the runoff. Mr. Conklin suggested a rain garden and stated the trees are critical to protect the resources. Mr. Hall added that the previous mitigation plantings are gone. Ms. Craig stated that she does not think Mr. Shutsikau would enjoy the property as much with the lack of trees and the removal would negatively affect the site.

The Commission asked the owner to add mitigation plantings and the rain garden on the plan and

asked that he hire a Connecticut State Licensed Arborist to write a letter attesting to the status of the trees he wants to remove. The owner was offered to work with staff to look at similar planting plans to get an idea of what is required. Mr. Lee stated he does not think it would be fair to make this owner responsible for the past violation mitigation failure. The Commission agreed with this opinion.

C. WET#2503(I) CAREY – 217 Olmstead Hill Road – “corrective action” to address unauthorized clearing within a regulated area, and expand driveway and parking area with tiered retaining walls to improve safety and function

Ms. Craig, Mr. Burgess, Mr. Lee and Ms. Mandel indicated they visited the site.

Ms. Chalifoux explained the owner cleared some trees in September last year. She estimated eight dead and declining trees and provided photos of trees that were choked with vines. She indicated some of the debris was left on the hillside. The proposed planting plan provides for a 2 to 1 ratio of replacement with 14 bio-diverse canopy trees and some evergreens. Ms. Chalifoux confirmed there are a lot of invasive plants covering the hillside where they would like to create a native wildflower meadow. She indicated there is a small debris pile of existing brush she would like to keep for shelter and habitat purposes. Ms. Chalifoux confirmed no wetlands were removed from the wetland itself.

Ms. Chalifoux confirmed the owner would like to maintain a 4 foot wide path in the meadow which will be mowed 2 times per year adhering to nesting times. She also stated the owner would like to remove some Norway Maples near the root cellar to protect it from being upended. In addition, there is a Twin Norway Maple that is being removed as it is dead. The proposed mitigation includes native understory trees, rhododendrons and ferns. The top of the hillside has some burning bush that will be removed and replaced with rhododendrons.

The applicant is also asking to widen the gravel driveway and make a turnaround area so they do not have to back onto a busy road. This plan includes two tiered retaining walls utilizing stonework that matches the historical stones on the site. Ms. Chalifoux explained that an unsightly garage was recently removed and they would like to place gravel in this area. The tiers will include a vegetable garden and a boulder staircase to access the path to the meadow.

Mr. Burgess asked where the pipes he saw in back are originating and noted he was concerned about erosion in this area. Ms. Chalifoux was not certain if they are footing drains and offered to cut them back and place a splash pad in the discharge area.

Ms. Craig questioned the mowing schedule of twice per year as typically meadows are mowed one time per year. Ms. Chalifoux stated mowing twice a year is more aesthetically pleasing and it helps suppress woody vegetation. Mr. Conklin stated if the Commission were to approve the application, a due date should be incorporated as this is a corrective action.

Ms. Craig MOVED to APPROVE WET#2503 with the General and normal Special Conditions and the additional Special Conditions that the drainage pipes will be cut back and a splash pad will be installed and the site work and plantings shall be completed by May 31, 2018, SECONDED by Mr. Burgess and CARRIED 6-0-0.

IV. APPLICATIONS READY TO BE ACCEPTED

- A. WET#2505(I) ANDERSEN/ALGON – 303 Linden Tree Road** – proposed B100a for an additional bedroom within a regulated area
- B. WET#2506(I) MITCHELL – 137 Linden Tree Road** – installation of in-ground pool and terrace within a regulated area

Mr. Lee MOVED to ACCEPT WET#2505 and WET#2506, SECONDED by Mr. Burgess and CARRIED 6-0-0.

V. APPROVED MINOR ACTIVITIES

- A. WET#2504(M) CONSIGLIO – 15 Old Lantern Drive** – remove existing hot tub on deck and replace with fire pit

Mr. Conklin provided a brief overview of this Application that was approved 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 advised the Commission that the appeal period for the lawsuit ends on March 5, 2018 so enforcement cannot start until that date.

B. Approval of Minutes – February 8, 2018 Regular Meeting

Ms. Craig MOVED to APPROVE the February 8, 2018 Meeting Minutes as drafted, SECONDED by Mr. Burgess and CARRIED 6-0-0.

VIII. ADJOURN

Ms. Mandel MOVED to ADJOURN at 8:45 pm, SECONDED by Ms. CRAIG and CARRIED 6-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs