



## INLAND WETLAND COMMISSION MEETING MINUTES

**DATE:** JULY 8, 2010  
**PLACE:** Town Hall, Meeting Room A  
**TIME:** 7:30 p.m.

Present: Franklin Wong, Chairman; Joseph Fiteni; Jill Alibrandi, Syd Gordon

Also Present: Michael Conklin, Environmental Analyst; Kevin O'Brien; Bill Littlefield; John McCoy of J.F.M. Engineering of Ridgefield, Connecticut; Samuel E. Gardner, Architect; Helmut and Frances Schmale

### **I. CALL TO ORDER**

Chairman Wong called the meeting to order at 7:30pm.

### **II. PUBLIC HEARINGS**

**A. WET#1971(S) – LITTLEFIELD – 131 Spoonwood Road** - patio and pool located within 100 feet of a watercourse.

Mr. Conklin read the List of Documents for this application. He also read the memo from Patricia Sesto, Director of Environmental Affairs and the memo from Jennifer Zbell, Assistant Sanitarian of the Wilton Health Department.

Kevin O'Brien described the project for the applicant. He explained how zoning setbacks require the pool to be placed in the proposed area. He also explained that 5 shrubs are proposed as mitigation measures for the proposed work. Mr. O'Brien stated that 173 cubic yards of soil will be excavated and removed from site. He then stated that retaining walls will be used to minimize the re-grading around the pool.

Ms. Alibrandi asked Mr. O'Brien if it would be possible to add tree protection measures to minimize impacts to the maple tree adjacent to the stonewall. Mr. O'Brien said they will put construction fencing around the drip line of the tree to ensure construction vehicles do not compact the tree roots.

Mr. Fiteni asked how top soil will be removed from the site once the tree protection is installed. Mr. O'Brien suggested that the soil can be stored adjacent to the driveway north of the pond and

stone wall in order to minimize impacts as soil is trucked away.

Bill Littlefield (Owner, 131 Littlefield Road) spoke in favor of the proposed mitigation planting plan. He also stated that no more trees will be removed from the regulated area around the pond.

Mr. Fiteni asked for comments from the public. No comments were received.

Chairman Wong closed the public hearing.

**B. WET#1972(S) – DARST – 1054 Ridgefield Road - installation of septic system with minor filling within designated inland wetland buffers.**

Mr. Conklin read the List of Documents for this application. He also read the memo from Jennifer Zbell, Assistant Sanitarian of the Wilton Health Department. Mr. McCoy submitted copies of the water company notification and the Connecticut Department of Public Health Notification for the record.

Mrs. Schmale read her letter into the record. She is concerned about the proposed septic area in relationship to their property line and well. She asked if there is an alternate location for the system.

Mr. McCoy explained the project before the commission. He explained that this project is a B100a septic reserve system that will act as a reserve area if the current system ever fails. The soils under the existing system are marginal and the current septic location is not good for the B100a. He then described the site plan and the location of the upland and wetland areas. The map he used on the wall was colored in shades of green to show the wetlands and 100' buffer. Mr. McCoy said the current system is functioning at this time.

Mr. McCoy explained that the proposal shows a septic system where sewage will be pumped to the leaching fields because they are at a higher elevation than the septic tank. Also, the septic pump line would be sleeved across the wetland area. Six (6) or seven (7) small trees would be removed if the B100a had to be implemented. Meadow mix seed would be spread over the septic system once it is installed. Mr. McCoy also noted that there is 25' from the leaching trench to the property line and 10' from the fill package to the property line. He said this proposal will have "no negative impact to the neighboring well or septic system."

Chairman Wong asked Mr. McCoy if the pump line could be sleeved between the wetland and the pump chamber. Mr. McCoy stated that they would not have a problem sleeving the entire pump line.

Mr. Fiteni asked if a bedroom was going to be added at this time. Mr. McCoy explained that the addition is for a bedroom.

Chairman Wong asked if the addition required a wetland permit. Mr. McCoy clarified that it is a second floor addition and he was sure that it would not require a wetland permit.

Mr. Gardner, the project architect, explained that this activity was significant enough for the WHD to require a B100a. The family just had twins and needs to expand the house for the growing family.

Mr. Fiteni wanted to clarify that the proposed B100a is larger than the existing house system because the house is being expanded from a three (3) bedroom dwelling to a four (4) bedroom dwelling. He questioned the size difference between this proposed four (4) bedroom system versus a three (3) bedroom system. Mr. McCoy explained the difference would be 24 feet.

Mr. Fiteni explained that he is more concerned about the leaching fields than the pump line. He requested clarification from the Wilton Health Department to understand if the current three (3) bedroom system would be sufficient for the existing dwelling and if the proposed four (4) bedroom system is only being required due to the current proposed expansion of the residence. Mr. Fiteni requested an official memo as to whether the Wilton Health Department requires a B100a for a 3 bedroom or 4 bedroom under this application and what its rationale is in making this decision. A discussion ensued on this topic.

Mr. Gordon asked Mr. McCoy about the positioning of the leaching fields North/South vs. East/West. John McCoy said all of the other soil in the upland area is too shallow to ledge according to MLSS.

Chairman Wong asked for comment from the public.

Mr. Schmale spoke. He was concerned the project will take away from the value of his house and his life. He asked why it cannot be moved somewhere else on the property.

Chairman Wong explained that the Inland Wetland Commission can only make decisions based on the Commission's regulated areas which are shown in green on the map on the wall.

Mr. McCoy explained that this is only a "paper exercise" for today and it will not be installed at this time. Mr. Gordon explained that he did a B100a at his house and he has never had to install the system, and that was 7 years ago.

Mrs. Schmale asked why it can not go in the southern portion of the property. Mr. McCoy explained why that area is unsuitable for septic. He also explained what the 100' buffer is and why he is trying to keep the system out of the buffer. A discussion ensued on separation distances from ledge to the soil surface.

Chairman Wong asked for any other comments and held the public hearing open until the next meeting.

### **III. APPLICATIONS READY TO BE REVIEWED**

**A. WET#1976(I) – SPOHN AND WENMAN – 66 Spoonwood Road** – in ground pool and spa with deck and retaining walls within regulated area.

The Commission directed Mr. Conklin to contact the applicant and request the following information at the next meeting so the project can be reviewed:

1. A Sediment and Erosion Control plan that shows silt fence locations, soil stock pile area, construction access and stream protection measures.
2. A Site Grading plan that shows the existing conditions and the proposed finished grading for the disturbed area.
3. A cross section of the pool showing the heights of the retaining walls.
4. A plan showing any proposed mitigation measures and how site runoff/drainage will be managed.

The commission will carry over the discussion to the next meeting to give the applicant time to submit the additional information.

**B. WET#1971(S) – LITTLEFIELD – 131 Spoonwood Road - patio and pool located within 100 feet of a watercourse.**

Chairman Wong MOTIONED to approve the application with the standard Special Conditions and the following Special Conditions:

- Tree protection in the form of construction fencing will be installed around the drip line of the existing maple tree located adjacent to the stone wall.
- The soil and material stockpile area is to be moved adjacent to the driveway and north of the existing pond, away from the maple tree.
- No additional trees will be removed from the 100 foot wetland buffer, and the tall grass meadow on the south side of the pond shall be cut no more than two times per year.

The motion was SECONDED by Commissioner Fiteni; Passed 4-0

**IV. APPLICATIONS TO BE ACCEPTED**

**A. WET#1979(I) – CORREALE – 27 Weeburn Lane – “corrective action” to correct retaining walls and construct access way within regulated area.**

Chairman Wong MOTIONED to accept the application; SECONDED by Commissioner Fiteni; Passed 4-0

**V. APPROVED MINOR ACTIVITIES**

**A. WET#1978(M) – KRESS – 244 Grumman Hill Road – construction of deck 70 feet from watercourse.**

There was no discussion.

**VI. CORRESPONDENCE**

**A. WET#667(I) – BROWN – 544 Nod Hill Road**

Mr. Conklin explained that Patricia Sesto is working with the Browns to resolve the issue.

**B. WET#1174(S), WET# 1581( I) & WET# 1605(I) – DELATTRE - 5 Powder Horn Hill**

Mr. Conklin explained that Patricia Sesto scheduled an appointment to meet with the Delattres on July 23, 2010.

**C. WET#1542, DAVIDSON – 143 Cheese Spring Road**

Mr. Conklin read a letter the Commission received from Mr. Davidson requesting a 5 year extension for his wetland permit for a B100a septic reserve at 143 Cheese Spring Road. Chairman Wong and Mr. Fiteni requested on the statutory timeframe for permit extensions. They will discuss this matter at the next meeting.

**VII. OTHER APPROPRIATE BUSINESS**

**A. Violations**

**1. PASTORELLO & HOLLETT - 84 & 94 Raymond Lane**

Mr. Conklin explained the nature of the violation to the Commission which included clearing and filling within a regulated area.

**2. PAPAKASMAS – 103 Twin Oaks Lane**

Mr. Conklin explained that the matter has been passed on to Town Council. Mr. Fiteni reported that fill material was trucked from the site on July 4, 2010.

**3. BOCCAROSSA – 107 Twin Oaks Lane**

Mr. Conklin explained that the matter has been passed on to Town Council.

**VIII. APPROVAL OF MINUTES – June 24<sup>th</sup>, 2010 as amended with correct spelling of Ms. Throckmorton.**

Chairman Wong MOTIONED to accept the minutes of June 24<sup>th</sup>, 2010; SECONDED by Commissioner Fiteni; Passed 4-0

**IX. ADJOURN**

Chairman Wong MOTIONED to adjourn the meeting at 8:52pm; SECONDED by Commissioner Fiteni; Passed 4-0