



MINUTES

February 10, 2011

PRESENT: Frank Wong, Chair, John Hall, Elisa Pollino, Elizabeth Craig, Richard Reiter, Dennis Delaney, Jill Alibrandi

ALSO PRESENT: Patricia Sesto, Dir. Environmental Affairs, Liz Larkin, Recording Secretary, Rob Sanders, Rob Sanders Architects, LLC, Patrice Gillespie, Conservation Commission

I. CALL TO ORDER

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

II. PUBLIC HEARINGS

A. WET#2005(S) – HALAN – 295 Newtown Turnpike – construct a single-story on slab 3-car detached garage and convert existing garage into living space (cont.)

Ms. Sesto read a letter from Casey Healy, dated February 10, 2011, noting that this application is withdrawn.

III. APPLICATIONS READY TO BE REVIEWED

A. WET#2006(I) – WILKINS – 93 West Meadow Road – reconstruct garage and other site improvements within 100 ft. of wetlands (cont.)

Rob Sanders, architect, explained the existing property features and the history of this home. The majority of the home is within the wetland buffer so any additions will encroach further. The applicant is proposing to replace the existing garage while adding studio space and a storage area.

The current garage is 20' X 20' which is just enough room for 2 small cars while a "standard" garage is 24' X 24'. They plan to reuse the existing foundation and will create a mudroom behind the garage as dictated by interior circulation. The mudroom addition will be connected to the propose storage structure via a covered porch. The porch and storage structure will be built on piers where there is currently lawn and garden. They will leave the split rail fence that roughly parallels the wetland and stream and Mr. Sanders confirmed that the previous corrective

action buffer plantings of two years ago have been maintained.

The construction site will include a silt fence to avoid impacts during the work. The use of piers for a portion of the new construction is intended to allow overland flow patterns to persist. To further address stormwater management, two level spreaders are proposed. Foundation plantings will not necessarily be native. The storage shed will have a solid floor to contain spills that may take place.

Ms. Sesto inquired if the basement area below the mudroom could provide the desired storage area. Mr. Sanders responded that this area will be finished basement space and the applicant would prefer to have the storage area at the driveway level for ease of use.

Mr. Hall noted that he would like to see a planting plan to mitigate loss of buffer, and noted his concern regarding further additions and the progressive “creep” of house additions. Mr. Sanders stated that this addition is only 200 sq. ft. and that they have worked diligently to work with sheet flows and roof surface area to avoid discharge in the stream.

Ms. Sesto added that there are alternatives that should be considered. Some alternatives may not be conventional, but would be more suitable for this already non-conforming site. A discussion ensued relating to alternate ideas. The examples are using the area under the existing porch the back, work more with the existing grade, and move the storage addition farther from the wetland.

At Mr. Reiter’s request, Mr. Sanders reiterated the drainage proposal. Water drains into the lawn off the roof. The flow is then slowed and cooled in the summer and gently recharged into the ground. The loss of the green lawn area will be countered with plantings.

Mr. Hall inquired why they need to build the addition in the proposed space. Mr. Sanders responded that they need a standard size garage and that they have chosen that area so that they can keep the existing foundation, and circulation challenges.

Ms. Craig inquired what the applicant would do with the “dead space” underneath the porch and storage space addition. She presumed that there would be lattice installed for aesthetic purposes. Mr. Sanders agreed that this is a possibility.

Ms. Sesto asked if a rain garden would be appropriate rather than level spreaders, further stating that the level spreaders amount to short depressions in the middle of the lawn and would likely interfere with residential uses. Mr. Sanders responded that these are in fact subsurface infiltration. Mr. Hall asked if they could put the storage addition where the current screen porch is located. Mr. Sanders responded that they would like to incorporate the additional storage as proposed.

Mr. Sanders agreed to stake the additions for the commissioner’s site walk which is scheduled for Sunday, February 20, 2011. The review has been continued until the next commission meeting on February 24, 2011.

IV. APPLICATIONS TO BE ACCEPTED

A. WET#2012(I) – SCHULTE/SCHNEIDER – 12 Sturges Ridge Road – additions to residence within 100 ft. of wetlands

Mr. Hall MOVED to accept this application, SECONDED by Mr. Wong and CARRIED 7-0-0.

V. APPROVED MINOR ACTIVITIES

A. WET#2011(M) – FLICK – 174 Chestnut Hill Road – construction of stormwater infiltration galleries within a regulated area

Ms. Sesto briefly described the work approved as being infiltration galleries within an area under an abandoned tennis court.

VI. CORRESPONDENCE - None

VII. OTHER APPROPRIATE BUSINESS

A. Mr. Delaney requested that the commissioner names be updated on the town's website. This is a work in progress with the Town's IT Department.

B. A discussion ensued on when a commissioner should recuse themselves from an application. Ms. Sesto noted, when in doubt, bow out.

C. Mr. Delaney inquired about the status of the Petit Bond which was discussed at the last meeting. Ms. Sesto confirmed that the landscape designer has been away, so this is currently on hold.

VIII. APPROVAL OF MINUTES

The minutes for January 27, 2011 were not ready for review. This was tabled until the next meeting.

IX. ADJOURN

Mr. Wong MOVED to ADJOURN at 8:30 p.m., SECONDED by Mr. Reiter, and CARRIED 7-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary