



## MINUTES

February 24, 2011

**PRESENT:** Frank Wong, Chair, John Hall, 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

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

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

### **II. PUBLIC HEARINGS - None**

### **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.)

Mr. Wong, Ms. Craig, Mr. Hall, Ms. Alibrandi, and Mr. Delaney all indicated that they visited the site.

Rob Sanders, architect, explained the new plan that was distributed at the beginning of the meeting. He described the reduction of the proposed shed from 14x14 ft. to 12x12 ft. The commission also reviewed the report from Cynthia Rabinowitz at ConnSoil.

The homeowner has agreed to eliminate the area of lawn to the left of the driveway and will replace with wetland plantings. Once Ms. Rabinowitz is back in the county, she will prepare and submit a planting plan.

Mr. Sanders provided alternatives which included further setbacks but with more disturbance to the site during construction. He stressed that the original plan was well-thought out to avoid major disturbance.

A discussion ensued about the storm water runoff and the leader drain system. Mr. Sanders indicated that there will be a rain garden for the new roof runoff.

A discussion about the practicality of the shed location ensued. The homeowner would like to have the shed at the driveway level for wheeled recreational activities. Several commissioners expressed that the shed, at the current proposed site, is too close to the wetlands. They asked if the homeowner considered having the shed around the back of the house. Mr. Sanders indicated that this would be difficult to ride their bikes through the back and around the lawn area. Commissioners commented that practicality should not be a consideration. Ms. Sesto added that the room under the addition was discussed last time and this alternative was not presented.

Commissioner Reiter questioned the information from the ConnSoil Report from Ms. Rabinowitz as she did not provide any statistical information and was very general in her dialogue. Ms. Sesto referenced her credentials and noted the information from Ms. Rabinowitz was based solely on the structure itself and not the use of the structure for storing fertilizer, pesticides, and petroleum. The uses associated with the shed are the risk to the wetlands and watercourse.

Mr. Wong noted his position as the proposal being a net gain to the wetlands as they are proposing the rain garden and removal of lawn near the driveway. Mr. Delany concurred. A discussion ensued regarding measuring applications by net benefits. Mr. Hall noted the regulations require the commission to follow the impact hierarchy of avoid, minimize and then mitigate.

Mr. Sanders asked if the commission can act on just the porch and addition, leaving off the shed. He clarified that the mitigation previously offered would still be part of the proposal, only to a lesser degree. The consensus of the commission was that this would be agreeable. Mr. Sanders consented to a 30 day extension to obtain this information.

**B. WET#2007(I) – CRISCUOLO – 12 Wilton Acres – install new leaching system to replace 2 failing cesspools (cont.)**

Mr. Wong, Ms. Craig, Mr. Hall and Mr. Delaney indicated that they visited the site.

The agent was not present at the meeting. The commissioners reviewed the documentation that was received individually.

Mr. Delaney indicated that he had communication with the agent, Dave Rodgers of Kaiser Battistone regarding the proposal. He presented the information to the commission from his notes during this communication. The house footprint will not change although they are proposing to add a 3<sup>rd</sup> bedroom. They have proposed a trench of 50 ft. in length with an 18 in. high gallery instead of the current 12 in. There is a minimal amount of gradient to push out. There is 40 ft. from the berm to the wetland.

Mr. Delaney explained how the homeowner is forced to go with a leaching field as the setbacks for their well must be maintained. He stated that the soils are well drained and that this is the best system to treat what they need. The front of the home has a lesser quality of soil therefore the Health Department recommends the proposed location.

Mr. Delaney stated there would be some small trees that would need to be removed. Mr. Wong

noted concern about the “creeping” of this property. He requests that there is a demarked limit of the lawn on the plan. This will allow the commission to enforce the tree line and avoid ambiguity.

Mr. Hall MOVED to approve WET#2007 with the General and normal Special Conditions and the additional Special Conditions that the site plan will be revised to the existing limit of lawn and a requirement to hold a preconstruction meeting with staff on-site to ensure minimal tree loss, Ms. Alibrandi SECONDED and it CARRIED 6-0-0.

**IV. APPLICATIONS TO BE ACCEPTED - None**

**V. APPROVED MINOR ACTIVITIES - None**

**VI. CORRESPONDENCE - None**

**VII. OTHER APPROPRIATE BUSINESS - None**

**VIII. APPROVAL OF MINUTES**

Mr. Wong MOVED to APPROVE the minutes of the January 27, 2011 meeting, Mr. Reiter SECONDED, and the Motion carried, 5-0-1, with Ms. Alibrandi abstaining. Mr. Wong MOVED to APPROVE the minutes of February 10, 2011, Ms. Alibrandi SECONDED and it carried 6-0-0.

**IX. ADJOURN**

Mr. Wong MOVED to ADJOURN at 8:45 p.m., SECONDED by Mr. Hall, and CARRIED 6-0-0.

Respectfully Submitted,  
Liz Larkin  
Recording Secretary