



MINUTES

April 28, 2011

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

ALSO PRESENT: Patricia Sesto, Dir. Environmental Affairs; Liz Larkin, Recording Secretary; Elizabeth Suchy, SHG Counselors at Law; Richard Davis, RJ Davis, Inc.; Robert McDowell, Executive Director Wilton YMCA; Paul Taylor, Co-Founder, Wahoo Swim Monitoring System

I. CALL TO ORDER

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

II. PUBLIC HEARINGS

A. WET#2008(S) – TEACHERS INSURANCE & ANNUITY ASSOCIATION OF SW CT – 10 Westport Road – construction of surface parking spaces within a regulated buffer (cont.)

Ms. Sesto read a letter from Casey Healy requesting a continuation until May 12th meeting.

Mr. Wong **MOVED** to extend the public hearing until the next public hearing, **SECONDED** by Mr. Delaney and **CARRIED** 6-0-0.

B. WET#2009(S) – GUERON – 24-30 Cannon Road – construction of 25 new residential units and other site improvements within a regulated area

Ms. Sesto read a letter from Casey Healy requesting a continuation until the May 12th meeting.

Mr. Wong **MOVED** to extend the public hearing to May 12, 2010, **SECONDED** by Mr. Delaney and **CARRIED** 6-0-0.

C. WET#2016(S) – WILTON FAMILY YMCA – 404 Danbury Road – “emergency” pond restoration

Ms. Sesto read the application documents into the record.

Ms. Suchy, attorney for the applicant, discussed the history of this application and noted that an emergency permit was issued to dredge the swimming pond and that dredging already took place. They are here to formalize that permit and discuss the second aspect of the permit application; ongoing maintenance to address the consequences of what has become routine flooding.

She described the property as being 16 acres to the east of Route 7. The building is 68,000 sq. ft. and they are in the floodway.

There were two storms in the beginning of March 2011 that disturbed the property and specifically the swimming hole. Mr. Davis completed his dredging and this was washed out during another major rain event on April 17, 2011. The work will need to be repeated to get back to a healthy swimming area. The dredged material is to be stockpiled on-site and out of the floodplain to be reused in the swimming area or it will be taken off-site. The material from this last dredging was taken off-site.

Mr. Hall inquired about the function of the pond. Ms. Sesto confirmed that the pond has no wetland soils or hydrophytic vegetation.

Mr. Taylor then described a new safety device. It is a submergent system where a child wears an adjustable headband while swimming. The headband monitors when a child has been under water for 20 seconds and will sound a warning. If the child is under for 30 seconds, the lifeguard is notified via arm band and there will be warning sounds and flashing red lights. This system does not take the place of the lifeguard. There is also a tool for a lifeguard to be able to locate a child quickly similar to Geiger counter.

The applicant is proposing that they take advantage of the pond being empty to install 6 subsurface conduits required for the Swim Monitoring System. The conduits will be buried 4 ft. deep and will be placed every 8 – 10 ft. The conduits will be 3/8 in size and will be empty and capped until the rest of the technology is ready to install.

The commission had a chance to discuss their questions such as age range, setting precedent for other applications, conduit issues, erosion, excavation of material, and the location of the paddle courts.

Ms. Craig raised bacteria concerns associated with the pond. Mr. McDowell confirmed that there is a chemical that they put in the pond periodically. The sand is also dried and sterilized by the sun prior to being moved to the storage location. Ms. Sesto added that there is no connection to the river so there is no impact on the function of that watercourse. She also noted that this property is in a flood plain. Ideas to exclude flood waters are inappropriate as that would exacerbate flooding on someone else's property downstream.

With no further questions from the Commission or staff, Chairman Wong closed the public hearing. No public was in attendance.

III. APPLICATIONS READY TO BE REVIEWED

A. WET#2016(S) – WILTON FAMILY YMCA – 404 Danbury Road – “emergency” pond restoration

The commission reviewed the aspects of the application. Mr. Delaney suggested that the commission ask the applicant to eliminate the pond. Mr. Wong confirmed that this is an existing use and since this was not discussed when the hearing was opened, it would be inappropriate to raise this as an option now.

Mr. Hall MOVED to approve WET#2016, with General and normal Special Conditions and the additional Special Conditions that staff or the commission will be notified prior to maintenance dredging, maintenance dredging is only applicable provided there has been no change in the nature of the property, and an updated survey will be provided, SECONDED by Mr. Wong and CARRIED 6-0-0.

IV. APPLICATIONS TO BE ACCEPTED

- A. WET#2021(I) – PALLADINO – 29 Pine Ridge Road – “emergency” septic installation within a wetland buffer**
- B. WET#2023(S) – DRISCOLL – 149 Wolfpit Road – replacement of failing septic within a wetland buffer**
- C. WET#2024(I) – CAPTAIN JACK – 532 Danbury Road – interior alterations to include B100a**
- D. WET#2025(I) – FIELDMAN – 74 Borglum Road – replace failing septic within a regulated area**
- E. WET#2026(S) – JENKINS – 58 Musket Ridge Road – construction of pool and patio within a regulated area**

Mr. Wong MOVED to accept all new applications, SECONDED by Mr. Hall and CARRIED 6-0-0.

V. APPROVED MINOR ACTIVITIES

- A. WET#2020(M) – MAZZARELLI – 242 Mountain Road – renovation of deck within wetland buffer**

Ms. Sesto noted that the proposed deck is smaller than the original and staff intends to issue the permit.

- B. WET#2022(M) – CARROLL – 232 Cheese Spring Road – expanding deck within a wetland buffer**

Ms. Sesto noted that this application is still under review and has not been approved. It will

appear on the next meeting agenda.

VI. CORRESPONDENCE - None

VII. OTHER APPROPRIATE BUSINESS - None

VIII. APPROVAL OF MINUTES – April 14, 2011

Mr. Wong MOVED to APPROVE the minutes of the April 14, 2011 meeting, Mr. Reiter SECONDED, and the Motion CARRIED, 5-0-0, with Mr. Hall abstaining.

IX. ADJOURN

Mr. Wong MOVED to ADJOURN at 8:26 p.m., SECONDED by Mr. Hall, and CARRIED 6-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary