



MINUTES

June 9, 2011

PRESENT: Frank Wong, Chair, Elizabeth Craig, Richard Reiter, John Hall, Jill Alibrandi

ALSO PRESENT: Liz Larkin, Recording Secretary; Holt McChord, McChord Engineering; Thomas Quinn, Peak Engineers; Erik Deidan, Homeowner

ABSENT: Dennis Delaney, Elisa Pollino (noticed of intended absence)

I. CALL TO ORDER

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

II. PUBLIC HEARINGS

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

Mr. Wong noted that the applicant withdrew this application.

B. WET#2029(S) – RUDDY – 95 Old Boston Road – 2-lot subdivision including activities adjacent to a man-made watercourse

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

Mr. Wong read the list of documents into the record.

Mr. McChord walked through the project proposal. He noted the property is 7.5 acres and once consisted of a primary and secondary residence. The secondary house and two sheds have been removed and there is a curtain drain near the wetlands associated with the old house.

The applicant is requesting splitting 4.2 acres of the parcel into 2 lots. Mr. McChord confirmed that Otto Theall considers the watercourse intermittent and did not qualify as wetland soils. He added that Ms. Sesto confirmed her belief during a recent visit that the watercourse is man-made. Mr. McChord reported that there is water conveyance with limited banks and vegetation. He has included a rain garden on the plan for water quality control.

Mr. McChord explained the common driveway that is being proposed and showed the septic plan with underground detention. He added that the septic on lot 1 will need a curtain drain which will feed the rain garden. The property is served by municipal water.

Ms. Alibrandi asked how many trees would need to be removed. Mr. McChord confirmed that five trees will be removed for piping installation.

Mr. McChord noted that the proposed home on lot #1 would be in the same place as the former house and a small portion of the building will be within the 100 foot setback. Mr. Hall asked about the increase in water flow to which Mr. McChord confirmed there would be 2 catch basins that distribute the run-off to the level spreader. The property is part of the Silvermine River watershed.

Mr. Hall requested demarcation of the meadow area. He also confirmed that if the commission approves the plans as presented, the new owners would still need to bring in plans for approval if the final house design substantially deviated from the approved plans. Mr. McChord confirmed that the 100 ft. setback coincides with the lawn and the woods. There was septic testing and not all locations were acceptable so they are limited and do not have a lot of flexibility.

Mr. Wong raised concern relating to moving the existing curtain drain. He is concerned that this will change the sheet flow and speed. Mr. McChord explained that the rain garden works as an infiltrator and he will obtain the capacity information per Mr. Wong's request.

Mr. Reiter questioned the underground detention system for roof run-off. Mr. McChord described there are concrete galleries that fill with run-off and when the volume exceeds the capacity of the galleries, they overflow. This system is designed to infiltrate a 25 year storm.

Mr. Hall raised concern relating to chemical run-off. Mr. Reiter asked if they could make the swale any bigger. Mr. McChord noted that Jay Fain would be better suited to answer this question and he is not in attendance due to a storm and road closures. Mr. Reiter requested a maintenance plan with the rain garden.

Mr. Hall stated his position that it is a good plan in a poor wetland and confirmed that the "pan-handle" shape at the top of the plan is to ensure 2 acres per parcel per Planning and Zoning Regulations in an R2A zone.

Mr. Wong MOVED to continue the public hearing to June 23, 2011, SECONDED by Ms. Alibrandi and CARRIED 5-0-0.

III. APPLICATIONS READY TO BE REVIEWED

A. WET#2031(I) – DEIDAN – 268 Mountain Road – building addition and code complying septic system within a regulated area

Mr. Wong read the list of documents into the record. There was no commission site visit for this application.

Mr. Quinn, of Peak Engineers, spoke on behalf of the applicant. He described the site as a low-

lying area consisting of 2.88 acres including 3 small access ways. The site drains west to east to the pond and then flows south. Mr. Quinn reported that the wetlands were flagged northwest of the driveway and north of the pond.

The house is currently four bedrooms and the applicant would like to add a bedroom, bathroom and sitting area on the west side of the house, farthest away from the pond. This bedroom is needed as the homeowner's father is coming to live with them. There will be access from the second floor den area. As the right side rock face is up ten feet, the access will be level with the second floor.

Mr. Quinn noted that the B100a septic area is located 43 ft. from the watercourse. He confirmed that the closest trench is 70 ft. from the watercourse. They completed testing in the woods and on the slope and the suitable soil is in the lower portion of the property. The replacement area is 98 ft. to the brook, if needed.

Mr. Quinn provided two alternatives. The first is access along the front at 20 ft. – 25 ft. but this will be 38 feet from the pond. The second alternative is between the well and the wetlands which is 30 feet from the wetland. This alternative would be detached and more difficult to get approval through the Health Department.

Mr. Quinn confirmed that the disturbance is 1,800 sq. ft. with 38 cubic yards of material being moved. The construction path will be where the test holes are shown on the plan. There is a deck behind the house and then a slope so the addition is at the top of the hill. He noted that the tree at the 62 foot elevation will need to be removed.

Mr. Quinn handed out details on the proposed water trough to catch the run-off from the driveway. This includes a 60 ft. x 3 ft. filter strip and a 12 in. tall berm with moss or mulch. There will be 24 in. high gravel or stone which will assist with the percolation through the ground.

Ms. Alibrandi asked the applicant to remove the shed and he agreed. She added that there should be some give back to the lawn area near the pond and that an enhanced plan should be prepared. Mr. Quinn agreed to install plantings from the mouth of the pond to 100 ft. up the bank.

Mr. Quinn reports that the existing fence will remain as is and a silt fence will be installed for erosion control. There is a material stockpile area on the plan and the material will be flipped for the berm or septic.

Ms. Alibrandi MOVED to approve WET#2031, with General and normal Special Conditions, and the additional Special Conditions to remove the shed, install the level spreader, and create a filter strip of additional plantings adjacent to the pond as approved by staff. Mr. Wong SECONDED and it CARRIED 5-0-0.

B. WET#2033(I) – WALTER – 17 Sugarbush Court – “emergency” replacement of failing septic within a wetland boundary

Mr. Wong noted that the proposed septic is further from the wetlands than the current system and that staff has already issued a temporary permit.

Mr. Hall MOVED to approve WET#2033, with the General Conditions and normal Special Conditions, SECONDED by Mr. Wong, and CARRIED 5-0-0.

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

Mr. Wong stated that this application is being tabled, as Ms. Sesto is not in attendance.

IV. APPLICATIONS TO BE ACCEPTED

A. WET#2038(I) – STANDRING – 567 Nod Hill Road – “emergency” septic repair within a regulated area

B. WET#2040(S) – MCDONAGH – 11 Woodway Lane – installation of pool within an upland review area

Mr. Hall MOVED to accept all new applications, SECONDED by Ms. Alibrandi and CARRIED 5-0-0.

V. APPROVED MINOR ACTIVITIES - None

VI. CORRESPONDENCE - None

VII. OTHER APPROPRIATE BUSINESS

A. Round House – 122 Olmstead Hill Road – pre-application review

This item was tabled until the next meeting when Ms. Sesto is in attendance.

VIII. APPROVAL OF MINUTES – May 26, 2011

The minutes from May 26, 2011 were not completed so this item was tabled until the next meeting.

IX. ADJOURN

Mr. Wong MOVED to ADJOURN at 8:41 p.m., SECONDED by Mr. Hall, and CARRIED 5-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary