



MINUTES

June 28, 2012

PRESENT: John Hall, Acting Chair, Nick Lee, Dennis Delaney, Elizabeth Craig

ALSO PRESENT: Liz Larkin, Recording Secretary; Tom Quinn, Peak Engineers; Marie Henry, Esme Hoban, Mordechai Bordoley

ABSENT: Frank Wong, Elisa Pollino (notified of intended absence)

I. CALL TO ORDER

Mr. Hall called the meeting to order at 7:33 p.m.

II. PUBLIC HEARINGS - None

III. APPLICATIONS READY TO BE REVIEWED

A. WET#2106(S) – SAXON – 197 Catalpa Road – construction of building addition and B100a septic system within 100 ft. of a wetland (cont.)

Mr. Hall confirmed that the commissioners reviewed the draft resolution that was sent via email.

Mr. Hall MOVED to approve the resolution, as drafted, which includes the General and normal Special Conditions and the additional Special Conditions to provide a detailed cross-section of the gravel driveway and the planting plan, and the limit of lawn boulder demarcation shall be fully installed within 2 months of the commencement of the pachysandra removal, SECONDED by Mr. Delaney and CARRIED 4-0-0.

B. WET#2116(I) – LESTER – 44 Ruscoe Road – repair drainage system (cont.)

Mr. Hall read a letter from the property owner into the record requesting a continuation until the next meeting on July 12, 2012.

C. WET#2118(I) – BORDOLEY – 43 Indian Hill Road – extend screened porch, installation of steps, addition of half bath with B100a

Ms. Craig, Mr. Lee and Mr. Delaney indicated they visited the site.

Ms. Hoban reported that the house was built in 1930 and there have been no major improvements since the initial construction. She stated they are trying to make the porch accessible from the outside and better facilitate the flow of the house with the property. The proposal includes an extension of the existing screened porch and a new deck which would cover the existing cement patio.

Ms. Craig inquired about the distance of the proposed improvements to the pond. Ms. Hoban confirmed there is 60 – 70 ft. distance from the disturbance for the required footings. She noted that she was asked to show the stairs addition on both sides of the stone wall as she is not certain which option they will choose at this time.

Ms. Hoban noted that the septic is in need of replacement and a larger system is being requested to accommodate the additional bedroom they are proposing. The current system is in the curve of the stone wall and she confirmed there is one alternate location for the septic fields, as required by the application. Ms. Hoban confirmed that she spoke to the state, and they approved the location of the new bathroom in the studio, as required, due to the proximity of the road.

Mr. Delaney pointed out that the stairs are 97 ft. from the pond and the water flow will not be changed with these improvements. Mr. Lee agreed that this is not going to adversely affect the resource.

Mr. Delaney MOVED to approve WET#2118, with the General and normal Special Conditions, SECONDED by Mr. Lee, and CARRIED, 4-0-0.

D. WET#2120(I) – MCBRINN – 43 Sunset Pass – “emergency” septic tank replacement 60 ft. from wetlands

Ms. Larkin confirmed that the homeowners received a temporary permit and the work has been completed.

Mr. Hall MOVED to approve WET#2120, with General and Normal Special Conditions, SECONDED by Mr. Delaney, and CARRIED 4-0-0.

IV. APPLICATIONS TO BE ACCEPTED

A. WET#2126(I) – DILLON – 273 Ridgefield Road – landscape improvements within 5 ft. of a wetland

Mr. Lee MOVED to ACCEPT this new application, SECONDED by Mr. Delaney and CARRIED 4-0-0.

V. APPROVED MINOR ACTIVITIES

A. WET#2123(M) – MELLIN – 82 Glen Hill Road – construction of a deck 90 ft. from wetlands

Ms. Larkin provided a brief description of this minor application approved by staff since the last meeting.

VI. CORRESPONDENCE

A. WET#1204(S) – THORPE – 109 Signal Hill Road – Discussion to understand if new plans are consistent with the current permit

Mr. Hall confirmed that the commissioners received the meeting minutes that were distributed from the last two discussions for this property. He stated the intent of this discussion is to confirm if the new plan is consistent with the approval granted previously.

Mr. Quinn presented a new house plan with an overlay on the existing approval to show the differences being requested. The permitted plan has the home size noted as 1,824 sq ft. whereas the new plan is for a 2,443 sq. ft. foundation. The permitted deck was 222 sq. ft. whereas the new plan is 360 sq. ft. Mr. Quinn confirmed the driveway would remain as permitted and that Ms. Sesto had noted her preference to hold the 20 ft. line in the front yard and any extensions be placed in the south portion where there is permitted lawn. With this in mind, Mr. Quinn showed where they have extended the house by 8 ft. in the south, and only made the front wider by 9 ft. He confirmed that the driveway and demarcation boulders will remain as previously approved.

Mr. Quinn also proposed a six bedroom septic to replace the approved three bedroom septic. He stated that there are new products on the market that would allow them to have a smaller septic footprint than the approved, but be for six bedrooms. He noted that the six bedroom system is 75 ft. long and will require 90 cu. yds. of fill. He was asked by the town's Assistant Sanitarian to dig more test holes.

A discussion ensued relating to the excavation and fill that will be required for this proposal. Mr. Lee stated that the change in septic materials uses 210 cu yds. less fill than what was previously approved. The increased size of the house will require 133 extra cu yds. of fill but they are still utilizing less than what was approved. The applicant was urged to use excavated materials for the berm. The 15 trees that will be removed have already been approved per the last application.

Mr. Hall suggested that the applicant should come back with another application as the scope of the home has increased and neighbors should be given the opportunity to speak as there were some vocal neighbors during past hearings. He stated that this is a bigger footprint and a more intensive use of the wetlands setbacks. Mr. Delaney asked if these changes could be considered field changes which would be reviewed by staff. Mr. Hall stated that this is more than a field change and the law has changed since the last application to have a 100 ft. setback instead of the old 50 ft. Mr. Lee's stated there is a significantly lower impact to the property with the septic reduction, and that the house footprint has a lower impact to the property. Mr. Hall stated that the neighbors must have a chance to speak out on this development and the commission agreed. Mr. Quinn was told that they can move ahead with the previously approved plan, but if they want to do the larger home and septic, they will have to submit a significant application for consideration.

VII. OTHER APPROPRIATE BUSINESS

A. APPROVAL OF MINUTES

Mr. Delaney MOVED to APPROVE the June 14, 2012 meeting minutes, as drafted, SECONDED by Ms. Craig, and CARRIED 4-0-0.

VIII. ADJOURN

Mr. Lee MOVED to ADJOURN at 8:15 p.m., SECONDED by Mr. Delaney, and CARRIED 4-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary