



MINUTES

February 9, 2012

PRESENT: Frank Wong, Chair, Elizabeth Craig, Dennis Delaney, John Hall, Richard Reiter, Nick Lee

ALSO PRESENT: Mike Conklin, Environmental Analyst; Liz Larkin, Recording Secretary; Michael Buturla, Huntington Group; Dina and David Levi; Scott Kreuzer; Harold Velasquez

ABSENT: Elisa Pollino (notified of intended absence)

I. CALL TO ORDER

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

II. PUBLIC HEARINGS

A. WET#2074(S) – WILTON PLAZA CONDO ASSOCIATES, INC – 13-15 Danbury Road – remove contaminated soils adjacent to the Norwalk River (cont.)

Mr. Conklin stated there is new information in the file which includes historical information per the commission's request. He noted that the applicant team did not know they were supposed to be present at tonight's meeting and will not be present.

With no further questions or comments, Mr. Wong continued the Public Hearing.

B. WET#2081(S) – HALAN – 295 Newtown Turnpike – construction of a 3-car detached garage 36 ft. from the East Branch Saugatuck River

Mr. Wong opened the public hearing. Ms. Craig, Mr. Reiter, Mr. Hall, Mr. Delaney, and Mr. Wong indicated they visited the site.

Mr. Conklin read the documents into the record including a letter from Mr. Halan requesting a continuation for the next meeting being held on February 23, 2012.

Chris Wilson and Terry Lynn of Rivergate Drive were present at the hearing and indicated they would come back for the next meeting.

With no further questions or comments, Mr. Wong continued the public hearing.

III. APPLICATIONS READY TO BE REVIEWED

A. WET#2076(I) – DIAZ/VELASQUEZ – 192 New Canaan Road – proposal to install future B100a septic

Mr. Conklin read the documents into the record. He reported that he was at the site the day prior and there is some woody debris deposited in the wetland near the end of the driveway that will need to be removed as discussed at the last meeting.

Mr. Wong confirmed that this permit is for a potential future B100a and is not being built at this time. Mr. Delaney confirmed that no trees will be removed.

Mr. Hall MOVED to approve WET#2076 with the General and normal Special Conditions, and the additional Special Conditions that the woody debris be removed from the wetlands and that all soil and erosion controls will be installed prior to any activity, SECONDED by Mr. Reiter and CARRIED 6-0-0.

B. WET#2086(I) – RAUHUT – 201 Range Road – “emergency” septic replacement 70 ft. from wetlands

Mr. Conklin confirmed that an emergency permit is being issued due to the septic failure. Mr. Delaney asked if there was a better place to put the system which would be farther away from the resource. Mr. Conklin noted that he was at the property with the assistant town sanitarian and the septic installer, Brian Andronaco, and the proposed location had the most suitable soils. Mr. Conklin explained that the stone wall separates the leaching fields from the wetland area and that no trees will be taken down.

A discussion ensued relating to construction and access. Mr. Conklin explained that based on the type of soil and landscape, newer technologies can sometimes be utilized to minimize the area of disturbance of the leaching fields.

Mr. Delaney MOVED to approve WET#2086, SECONDED by Mr. Lee and CARRIED 6-0-0.

C. WET#2087(I) – KREUZER – 31 Weeburn Lane – solve flooding issues within wetlands

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

Mr. Kreuzer stated that they purchased the property in 2009. In 2010, they noticed water in the basement and installed a sump pump. The sump is designed to handle water that comes in from beneath the structure; however this water is coming in the sliding glass doors from the wetlands adjacent to the house.

Mr. Kreuzer proposes raising his sliding door by 12 inches, raising the pitch of the land, adding fill over a 30ft x 30ft grass area, and adding a stone wall at 10ft. - 15 ft. with crushed stone for better drainage. Mr. Conklin confirmed that this plan includes mitigation plantings that reduce the lawn area.

A discussion ensued relating to leader drains and sewer drains in the vicinity. Mr. Kreuzer confirmed that there are two high leader drains joined somewhere but they do not lead to the lowest point so there is no infiltration. He also confirmed that the stormwater runoff from the road comes across the driveway and a large rock catches the runoff and goes to the storm drain.

Mr. Hall asked if the home inspector had found this issue when they purchased back in 2009. Mr. Kreuzer explained that the portion of the basement that is most affected was finished and was not as easily identified as the unfinished portion where water marks were present and noted.

Ms. Craig noted there are great choices of plantings but asked if there could be any more variety. Mr. Conklin confirmed that Kate Throckmorton created the planting plan based on what is currently doing well in the area.

Mr. Wong MOVED to approve WET#2087 with the General and normal Special Conditions, SECONDED by Mr. Delaney, and CARRIED 5-0-1, with Mr. Lee abstaining

D. WET#2088(I) – LEVI – 135 Olmstead Hill Road – construction of in-ground pool, including retaining wall and grading within an upland review area

Mr. Buturla described the site and the wetlands associated with the proposed construction. He noted that the house is outside the 100 ft. regulated area. He is proposing an in-ground pool, retaining wall and associated fill in an expanded upland review area.

Mr. Reiter asked if trees are being removed for this project. Mr. Buturla confirmed that there are some removals outside of the regulated area. Mr. Lee asked if the building coverage has been confirmed per planning and zoning, which it has.

Mr. Delaney asked if a pervious material could be used for the patio surrounding the pool. Mr. Hall added that some boulders may be beneficial.

Mr. Hall MOVED to approve WET#2088, with the General and normal Special Conditions and the additional special condition to use pervious material for the pool patio adjacent to the pool, SECONDED by Mr. Reiter, and CARRIED 6-0-0.

IV. APPLICATIONS TO BE ACCEPTED

A. WET#2091(S) – CONWAY – 808 Ridgefield Road – “emergency” septic repair within an upland review area

Mr. Wong MOVED to ACCEPT this new application, SECONDED by Mr. Delaney and CARRIED 6-0-0.

V. APPROVED MINOR ACTIVITIES

A. WET#2083(M) – KERIN – 45 Carriage Road – installation of generator and underground propane tank within 50 ft. of wetlands

B. WET#2085(M) – RICHARDS – 186 Kellogg Drive – installation of generator and propane

tanks 30 ft. from wetlands

C. WET#2092(M) – SIKRI – 19 Cardinal Lane – installation of LP tank under deck and generator adjacent to the house

Mr. Conklin provided a brief description of the above minor activities that have been approved by staff since the last meeting.

VI. CORRESPONDENCE

A. Bond Reductions

1. WET#2011 – FLICK – 174 Chestnut Hill Road

Mr. Conklin explained that the town currently holds \$5,500 in bond for this property. The applicant is requesting a reduction of \$4,500 so that \$1,000 is left for the final course of the driveway. Mr. Conklin explained that the infiltration system is installed but not functioning properly as the driveway drainage is bypassing the catch basins. The final course of pavement should correct this. He added that the applicant is looking to remove vines and improve the function of the wetland on site.

Mr. Delaney MOVED for a partial release \$4,500 in bond, SECONDED by Mr. Hall and CARRIED 5-1-0, with Mr. Lee abstaining.

2. WET#1793 – WATERS – 743 Danbury Road

Mr. Conklin explained that the town is holding a Letter of Credit in the amount of \$65,000 with many components included in the figure. As the engineer has confirmed, the stormwater system is installed and working properly, the applicant has requested a release of everything except for the amount attributed to the planting plan, grass seed, and silt fencing which totals \$3,113.

A discussion ensued about the property, the material holding area and the large draining basin.

Mr. Wong MOVED to release the Letter of Credit in the amount of \$65,000 and impose a new bond in the amount of \$3,113, Mr. Delaney SECONDED, and it CARRIED 5-0-1, with Mr. Lee abstaining.

VII. OTHER APPROPRIATE BUSINESS - None

VIII. APPROVAL OF MINUTES

Mr. Lee MOVED to APPROVE the January 26, 2012 meeting minutes, as drafted, SECONDED by Mr. Delaney, and CARRIED 6-0-0.

IX. ADJOURN

Mr. Wong MOVED to ADJOURN at 8:28 p.m., SECONDED by Mr. Reiter, and CARRIED 6-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary