



MINUTES

March 8, 2012

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

ALSO PRESENT: Patricia Sesto, Director, Environmental Affairs; Liz Larkin, Recording Secretary; Kate Throckmorton, Environmental Land Solutions; Kathleen Poirier, Kathleen Poirier Architects; Stephanie Celi, homeowner; John Thayer; Kerry Greeff, homeowner; Kim Young

I. CALL TO ORDER

Mr. Hall called the meeting to order at 7:32 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.)

Ms. Sesto reminded the commission that the applicant had requested a continuance at the last meeting until the March 22, 2012 meeting.

With no questions or comments, Mr. Hall continued the Public Hearing until the next meeting on March 22, 2012.

B. WET#2082(S) – FOSTERHOUSE, LLC – 122 Olmstead Hill Road – expansion, restoration, and relocation of a pond and wetland and proposed B100a within a regulated area

Ms. Sesto stated that the applicant has requested a continuance until the next meeting.

With no questions or comments, Mr. Hall continued the public hearing until the next meeting on March 22, 2012.

Chairman Wong joined the meeting.

C. WET#2089(S) – GREEFF – 37 Cobbs Mill Road – reconstruction and expansion of a

house 10 ft. from a wetland, with associated site improvements, including dredging a pond

Ms. Sesto stated that Ms. Throckmorton had a schedule conflict and asked that the commission shuffle the agenda so that she can present when she arrives.

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

Ms. Sesto read the documents into the record.

Ms. Sesto described this application for a failing septic and confirmed that an emergency permit was issued. She reported that there was a septic approved years ago but the soils were compromised. The septic is 65 ft. away from the wetland and the health department approved the new location as the best soils for the system.

Mr. Lee MOVED to approve WET#2091, SECONDED by Mr. Hall and CARRIED 7-0-0.

III. APPLICATIONS READY TO BE REVIEWED

A. WET#2093(I) – CELI/VAN STEENKISTE – 21 Wolfpit Lane – installation of retaining wall to prevent erosion and for safety feature

Mr. Wong, Mr. Lee, and Mr. Delaney indicated they visited the site.

Mr. Thayer, a landscape architect representing Mrs. Celi, provided details on the steep slopes that are causing erosion on the rear corner of the property. Mr. Thayer proposes a retaining wall between the house and the existing wall. This will allow them to flatten the area and add trees without them sliding down the hill as they do now. The edge of lawn will remain the same.

Ms. Sesto confirmed that the planting plan meets or exceeds the original permit for the home construction. The WET#1791 limit of disturbance will remain the same. The plantings will be removed, replaced, and enhanced after the slope is cut and leveled. There is a cross-section noted on the plan.

Mr. Delaney asked where the 60 cu. yds. of excavated soil will be placed. Mr. Thayer confirmed it would be taken off site. Mr. Wong inquired about construction access. Mr. Thayer confirmed there is room, away from the existing site improvements off the end of the driveway.

Mr. Wong MOVED to APPROVE WET#2093, with the General Conditions and normal special conditions, including a bond for the plantings and provide pictures of the site pre and post construction, SECONDED by Mr. Delaney, and CARRIED 7-0-0.

IV. APPLICATIONS TO BE ACCEPTED

A. WET#2097(S) – GARRITANO – 19 Ground Pine Road – “corrective action” to restore wetland, deck expansion and tree and vine removal

B. WET#2098(S) – HUDSON – 532 Danbury Road – “corrective action” to restore plantings adjacent to the Norwalk River, including construction of septic, wall, steps, patio, and

driveway, within a regulated area

- C. WET#2099(S) – PETTIT – 27 Wolfpit Lane** – construct pool and other site improvements 60 ft. from wetlands
- D. WET#2101(S) – CHACE – 17 Azalea Lane** – construction of pool, patio, and septic within an upland review area
- E. WET#2102(S) – WILTON BANK – 225 New Canaan Road** – “corrective action” to restore upland areas, remove retaining wall, and install storm infiltration system

Mr. WONG MOVED to ACCEPT all new applications, SECONDED by Mr. Hall and CARRIED 7-0-0.

V. APPROVED MINOR ACTIVITIES

- A. WET#2094(M) – STILLEY – 24 Serendipity Lane** – installation of backup generator approx. 20 ft. from a pond
- B. WET#2095(M) – WOLFGRUBER – 15 Wild Duck Road** – installation of generator and associated trenching 18 ft. from wetlands
- C. WET#2096(M) – CROSS – 61 Nod Hill Road** – installation of generator and propane tank within 15 ft. of wetlands

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

VI. CORRESPONDENCE - None

VII. OTHER APPROPRIATE BUSINESS - None

VIII. APPROVAL OF MINUTES

Mr. Delaney MOVED to APPROVE the February 23, 2012 meeting minutes, as drafted, SECONDED by Ms. Craig, and CARRIED 7-0-0.

IX. PUBLIC HEARINGS CONTINUED

- A. WET#2089(S) – GREEFF – 37 Cobbs Mill Road** – reconstruction and expansion of a house 10 ft. from a wetland, with associated site improvements, including dredging a pond

Ms. Sesto read the new documents into the record.

Ms. Poirier noted that they have reduced the size of the driveway and eliminated the proposal to dredging the pond and have incorporated planting in the pond bed instead. Small check dams are proposed to create plunge pools in the stream.

Ms. Throckmorton arrived and reviewed her letter in response to the staff comments. She noted

that the shed and lawn will remain as is. Each plant type on the planting list covers 50 sq. ft. She added a secondary list to remove invasives from the larger wetland post-construction.

Ms. Throckmorton provided current pictures of the pond and deck and noted that the deck is not being extended towards the stream. She confirmed that the deck is in need of repair and it is considered better for the watercourse than lawn. She added that the shed is 60 ft. away from the watercourse in a well-wooded area. It will be rebuilt by hand and materials will be walked back to its current location.

Mr. Hall asked when the plantings would be installed as he was concerned that the invasives were not being immediately removed. Ms. Throckmorton confirmed that the re-vegetation of the slope will be completed during construction and the invasives will subsequently be removed. Ms. Sesto confirmed that the invasive plant removal and replanting is not mitigation for the construction, so it would not be required up front. Per the Conservation Commission's request, Ms. Sesto asked that the ferns be extended north to supplement the buffer between the lawn and stream. Ms. Throckmorton agreed and offered to supplement the plantings with 6 shrubs along the edge.

Mr. Wong was concerned about the distance between the deck and the stream. It is approximately 30 ft. at the closest point. Mr. Wong stated that he does not want this deck to invite subsequent creep by covering the deck or extending the deck again in the future.

Ms. Craig stated that there are a large number of trees being removed for this project. Ms. Throckmorton confirmed that 16 trees greater than 8 in. will be removed. Ms. Poirier added that many of trees that are being removed are next to the house and are unsafe. Ms. Throckmorton confirmed that the canopy will remain but in order to do the work on the house, they need to clear a 10 ft. path to bring in material and do the work. There will be no excavation on the site. Ms. Throckmorton offered to reinforce the delineation of trees with boulders on the old lawn edge. Ms. Sesto confirmed that the lawn area is less than a quarter acre. Ms. Throckmorton added that 50% of the new lawn is outside the 100 ft. regulated area. She then confirmed that the oak in the center island will be protected with a fence and they will use soil from the driveway to cover the roots that are currently exposed.

Mr. Lee suggested adding a shade tree on either side of the bridge as there are two trees slated to come out that shade the stream. Mr. Lee also suggested backing up the silt fence with hay bales. Ms. Sesto confirmed that no equipment will be going over the leeching area. Ms. Throckmorton stated it would be roped off.

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

Mr. Wong MOVED to approve WET#2089 with the General and normal Special Conditions and the additional Special Conditions the ferns will be extended to the north, a boulder demarcation on the south side, two shade trees will be added on either side of the foot bridge, and the silt fence will be backed with hay bales, Mr. Reiter SECONDED and it CARRIED 7-0-0.

X. ADJOURN

Mr. Wong MOVED to ADJOURN at 8:25 p.m., SECONDED by Mr. Reiter, and CARRIED 7-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary