



MINUTES

May 24, 2012

PRESENT: Frank Wong, Chair, Nick Lee, Elisa Pollino, Dennis Delaney

ALSO PRESENT: Patricia Sesto, Director, Environmental Affairs; Liz Larkin, Recording Secretary; Kate Throckmorton, Environmental Land Solutions; Kevin O'Brien, Wilton Country Homes; Doug DiVesta, Divesta Civil Engineering Associates; Tom Quinn, Peak Engineers; Mike Trombetta, Pustola & Associates; Donna Merrill, Conservation Commission; Mike Ahern, Field Engineer, Town of Wilton; Ms. Gerro, Horseshoe Road Resident

ABSENT: Elizabeth Craig, John Hall (notified of intended absences)

I. CALL TO ORDER

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

II. PUBLIC HEARINGS

A. 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 (cont.)

Ms. Sesto read a letter from Gregory & Adams withdrawing this application.

B. WET#2101(S) – CHACE – 17 Azalea Lane – construction of pool, patio, and septic within an upland review area (cont.)

Ms. Sesto read the new documents into the record.

Mr. O'Brien reminded the commission that the intent of the application has changed from the original proposal in that they are maintaining the current septic system and placing the pool closer to the pocket wetland.

Ms. Throckmorton provided a new detailed plan showing the sloping landscaped area. She noted that they will be able to save 2 trees they thought would be impacted by the pool construction. She confirmed there are two beech trees within 5 ft. of the retaining wall that may need to be

relocated for the wall construction. The 6 ft. wall on the downhill side of the pool will meet the existing grade at the existing stairs for the deck. She added that the septic fields will be maintained for the pool to be at the existing grade and the deck footprint has been reduced. She reported that the pervious area has been increased for the area surrounding the house using half decking and half pavers.

Ms. Throckmorton spoke to the idea of rebuilding the leaching system with a product that would eliminate the lower row of leach fields. She confirmed this proposal forces them lose the option of recycling the current septic system and would provide an additional 10 feet of wiggle room. In this case, it does not reduce the impact of the wetland. She added there may be more trees impacted with the preferred plan, but they will heavily replant the buffer to improve the existing buffer.

Mr. DiVesta reviewed his red-line drawing profile. He concluded with test results and health codes that the new system can be in the same location as the first row of galleries, 15 ft. from the property line. This proprietary system is 5 ft. wide by 27 in. tall. He stated they would bring in more fill and lift the system from the current depth. Ms. Sesto asked for the depth to the restrictive layer to which Mr. DiVesta responded, between 29 and 34 inches.

Mr. Wong inquired about the elevation of the pool and lawned area. Ms. Throckmorton confirmed that the sloping area allows the pool to fit well without much regrading. She described the pool as straddling the slope. Ms. Sesto raised concern about the location of the pool for sunlight purposes, expressing concern that more trees will be removed in the future. Ms. Throckmorton confirmed that the entire southeast side of the pool is open for sunlight. She added that they can add understory trees to keep future owners from wanting to remove the larger trees for more sunlight.

Mr. Wong asked Ms. Throckmorton if a pervious patio was considered around the pool. Ms. Throckmorton countered that the patio area to the west needs to be solid material to accommodate the retaining adjacent wall, but half the patio on the eastern side of the pool will be pervious. Mr. Wong asked if a 6 ft. strip around the pool is required, noting his concern regarding excessive consumption of the buffer. Ms. Throckmorton indicated that it could be reduced by two feet, however for access and safety reasons, she would strongly discouraged eliminating decking from any one side. Mr. Lee stated that the chief impact for him is the tree removal but they are planting more trees than are being removed. There was discussion relating to giving back 2 ft. so the pool patio would be 4 ft. around, instead of the proposed 6 ft. Mr. Lee pointed to the plan where it looks like there is 4 ft. now and did not want the record to reflect the wrong distance.

With no further questions or comments from the public or commission, Mr. Wong closed the public hearing.

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

Ms. Sesto read the documents into the record. Mr. Wong, Mr. Lee, Ms. Pollino, and Mr. Delaney indicated they visited the site.

Tom Quinn confirmed per the Conservation Commission memo that he would provide a project

narrative as this piece was missing from the application. He added that Ms. Throckmorton will be handling the removal of the invasive species.

Mr. Quinn showed the wetlands area on the plan and provided background on the existing conditions. The homeowners would like to change the existing garage into a family room and reclaim the lawn. They wish to reconfigure the existing gravel driveway of 1,554 sq ft. to 1,550 sq. ft., only 1 ft. closer to the wetland than the current driveway. Mr. Quinn mentioned an alternative driveway plan which would make the total area 2,420 sq. ft. and 34 ft. to the wetland which would not be desired.

Mr. Quinn described a 60 ft. x 5 ft. area for plantings, backed up by an existing rubble wall 25 ft. off the wetlands. This plan includes a rain garden. The trees that are shaded on the plan will remain and a 10 in oak, a 4 in. hickory, and a choke cherry near the new septic will be removed in the event the system is constructed. The front yard was considered for the septic but the soils were not acceptable. The area where they are proposing the septic has been approved by the Health Department. If the system is installed, the disturbed area will return to native grass.

Mr. Quinn noted that they will remove invasive species by the existing stone wall. He will also install new boulders to tie in two 30 in. oaks. Mr. Delaney asked if lawn would be planted here. Mr. Quinn stated that it would be primarily clovers. Mr. Wong mentioned that there is evidence of a high water table. Mr. Quinn confirmed that the septic is on the existing grade.

A discussion ensued relating to the configuration of the proposed driveway. Mr. Quinn confirmed the additional space next to the garage is to allow cars to back out of the garage and turn around. Ms. Sesto requested a cross-section detail of the gravel drive be submitted to facilitate enforcement.

Ms. Pollino inquired about the total number of trees being removed. Mr. Quinn confirmed one 16 in. maple behind the garage, and a 10 in. oak which lies in the septic area. He further states that there is a 30 in. oak approximately 10 ft. from the system that they will try to save.

Mr. Wong reminded Mr. Quinn that the next meeting is June 14, 2012 and that he should be prepared with the construction details, project narrative, and alternates.

With no further questions or comments, Mr. Wong continued the public hearing until June 14, 2012.

D. WET#2108(S) – TOWN OF WILTON – Horseshoe and Wolfpit Roads – sanitary sewer extension from River Road

Ms. Sesto read the documents into the record. Mr. Wong, Mr. Lee, Ms. Pollino, and Mr. Delaney indicated they visited the subject area.

Mr. Ahern presented on behalf of the Town's Water Pollution Control Authority. The town would like to extend the sanitary sewer from River Road to Horseshoe Road and up Wolfpit Road to Miller –Driscoll School. The entire project encompasses 4,800 ft. of which, 2,000 ft. are in the upland review area. There are 27 properties serviced and there is coordination with the Department of Transportation and utility companies.

Mr. Ahern explained the plan in three sections. The first section includes 1,200 ft. adjacent to Horseshoe Pond. They will install a silt fence along the wetland boundary and road. They expect to hit water during this piece so they are proposing bag filters with a high flow rate. The trenches and intake screens will be moved along the course of their work. They may use hay bales, if necessary and they will protect the catch basins.

Mr. Ahern described the second area as 550 ft. of wooded wetland. They will install a silt fence just uphill of the wetland boundary. The Wolfpit Road catch basins will be protected.

Mr. Ahern described the third area as being 1,230 ft. near Woodchuck Lane. They will install a silt fence along the wetland boundary using a bag filter and hay bale combination. They will temporarily pave the road after they trench by the pond. They will add mulch and topsoil in the earth area. Mr. Ahern confirmed the timing for the project as starting between June 15 and July 1st when schools are let out for the summer. They will plan a winter shut-down so the ground can resettle and then they will re-pave.

Mr. Delaney inquired as to why this project is taking place. Mr. Ahern confirmed it was to bring sewer service to the only school in Wilton that is not yet connected. Mr. Delaney asked how much the project will cost the town. Mr. Ahern responded that it was about 1.8 million. Ms. Sesto confirmed that each property with Regulated Areas that wishes to connect to this system will need to apply for a permit. Mr. Ahern confirmed that a letter will go to all properties along the route and they will be directed to connect within 90 days.

A discussion ensued about connections and if they work with gravity. The pipes are flexible as they can wind them around trees. Mr. Delaney asked about tying in existing catch basins. Mr. Ahern explained that these are different pipes and systems so there is no connection. Mr. Wong asked about the impacts from the trenches. Mr. Ahern confirmed they will complete 2 lengths a day which is 40 ft., and that it would be closed up at the end of each work day.

Mr. Wong asked if the soils that are being removed from the side of the road could be used to fill the trench back. Mr. Ahern confirmed that those soils will be unacceptable and that they will stockpile fresh fill off site. Mr. Wong inquired if restoration plantings would be appropriate with the application. Ms. Sesto responded that the digging will be in the road and there is no need for restoration plantings.

Ms. Gerro, who lives on the western leg of Horseshoe Road asked where the disturbance would be on her road. Mr. Ahern confirmed they would dig up the center of the existing road.

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

III. APPLICATIONS READY TO BE REVIEWED

A. WET#2107(I) – i.PARK – 761 Main Avenue, Norwalk – site work including parking lot construction (cont.)

Mr. Trombetta distributed a revised plan that swaps a portion of the grassy area on the southern portion of the parking lot for more of a grass buffer adjacent to the Norwalk River. In addition, they have proposed a rain garden.

Mr. Wong inquired about a planting plan. Mr. Trombetta confirmed the plantings will be the same on each proposed island. There was a discussion about the types of trees that were noted on the plan. Mr. Lee suggested that Norway Spruce be utilized, instead of the Balsam Firs. Ms. Sesto offered to meet with the landscape architect to discuss the benefits of the preferred plants.

Mr. Lee MOVED to approve WET2107 with the General and normal Special Conditions and the additional Special Condition that the project be completed by September 30, 2012, SECONDED by Mr. Delaney and CARRIED 4-0-0.

IV. APPLICATIONS TO BE ACCEPTED

A. WET#2116(I) – LESTER – 44 Ruscoe Road – repair drainage system within a regulated area

B. WET#2117(I) – PRIAL – 55 Ledgewood Drive – “corrective action” to install restorative plantings adjacent to a wetland

Ms. Sesto briefly described this application as being urgent as they are selling the home. The applicant has been working with staff member, Mike Conklin and may initiate planting prior to approvals to avoid delays in their closing. Ms. Sesto conveyed that yes, this is fine but they do so at their own risk.

Mr. Wong MOVED to ACCEPT these new applications, SECONDED by Mr. Delaney and CARRIED 4-0-0.

V. APPLICATIONS TO BE REVIEWED

A. WET#2101(S) – CHACE – 17 Azalea Lane – construction of pool, patio, and septic within an upland review area

Ms. Sesto stated that it is important to look at the quality of the wetland and in this case, the quality is very low. Mr. Delaney confirmed that he is comfortable with the application. Mr. Wong stated that he would prefer a pervious patio. Mr. Delaney stated that for safety reasons, he agreed it is important to be able to have the room around the pool for easy access. Ms. Pollino asked if the commission can ask them to reduce the size of the pool. Ms. Sesto stated this would be appropriate if it reduced the impact to the wetland. In this case the value of the wetland is low, so there is little to no benefit to a smaller pool.

Mr. Wong stated that he is having issues with the distance to the wetland. He would like to confirm the limits of lawn and asked if the tree line was being extended. Ms. Sesto confirmed that they are pushing the lawn up and regrading to tie in the north end of the retaining wall. Mr. Wong requested that a planting plan be expanded to bring it to the existing limit of lawn. Mr. Delaney stated that this plan should show half of the eastern side of the deck as pervious. Ms. Sesto confirmed that two infiltration areas were created which is their “give back” to compensate for the impervious areas.

Mr. Wong MOVED to approve WET#2101 with the General and normal Special Conditions and

the additional Special Condition that the plantings on the northern portion of the property will meet the existing limit of lawn, SECONDED by Mr. Delaney and it CARRIED 4-0-0.

B. WET#2108(S) – TOWN OF WILTON – Horseshoe & Wolfpit Roads – sanitary sewer extension from River Road

Mr. Delaney MOVED to approve WET#2108 with the General and normal Special Conditions and the additional Special Conditions that staff will evaluate the de-watering methodology proposed by with the contractor, and that the letter sent to homeowners should include wetland permit requirements for the hook-ups, SECONDED by Mr. Lee and CARRIED 4-0-0.

VI. CORRESPONDENCE - None

VII. OTHER APPROPRIATE BUSINESS

A. APPROVAL OF MINUTES

Mr. Wong MOVED to APPROVE the May 10, 2012 meeting minutes, as drafted, SECONDED by Mr. Lee, and CARRIED 4-0-0.

VIII. ADJOURN

Mr. Wong MOVED to ADJOURN at 9:08 p.m., SECONDED by Mr. Lee, and CARRIED 4-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary