



MINUTES

May 9, 2013

**PRESENT:** Frank Wong, Chair, Elizabeth Craig, John Hall, Dennis Delaney, Elisa Pollino

**ALSO PRESENT:** Liz Larkin, Recording Secretary; Ed Schenkel, Gregory & Adams; Holt McChord, McChord Engineering Associates; Mr. Christini, neighbor; Bill McMorris, Slutsky, McMorris & Meehan, LLP; Mr. and Mrs. Lashley, homeowners

**ABSENT:** Nick Lee (notified of intended absence)

**I. CALL TO ORDER**

Mr. Wong called the meeting to order at 7:35 p.m.

**II. PUBLIC HEARINGS**

**A. WET#2166(S) – ASML – 77 Danbury Road** – widening of the Norwalk River and relocation of existing pedestrian bridge

Mr. Wong confirmed that this application will not move forward as the check for the consultant has not been provided to the town.

Mr. Delaney **MOVED** to extend the time for the public hearing, **SECONDED** by Mr. Hall and **CARRIED** 5-0-0.

**B. WET#2175(S) – SULLIVAN – 491 Nod Hill Road** – bedroom addition including B100a

Mr. Wong confirmed that this application has been continued until the next meeting being held on May 23, 2013

**C. WET#2176(S) – SCHOOL SISTERS OF NOTRE DAME – 329, 331, and 345 Belden Hill Road & 201 Wolfpit Road** – install extension of the town sewer line

Ms. Craig and Mr. Delaney, and Mr. Hall indicated they visited the site. Mr. Wong read the documents into the record.

Mr. Schenkel introduced the property as a skilled nursing, elderly housing, and daycare facility. The School Sisters currently have a package treatment plant under a state permit that expired in 2004. The state extended the permit each year while other options were researched as they are trying to abolish all of these plants in Connecticut. One option was to extend the Norwalk sewer system up Belden Hill Road, but Norwalk declined for logistic reasons. An on-site subsurface system was considered but it would need to be 10 – 15 feet above grade and would need to be the size of a football field to handle their large facility. As the town recently extended the sewer to the Miller-Driscoll School Property across the street, they were hoping to extend the line a bit to service the School Sister's property.

Mr. McChord described that the CT DEEP is attempting to decommission all package treatment plants in the state as they are not ideal. As the town just recently extended the sewer line up from Horseshoe Pond Road to Miller-Driscoll School, the Sisters were hoping to be able to extend the line further onto their property. There would be a pump station installed just behind the decommissioned treatment plant, where a force main will be installed over to the Miller-Driscoll property to a manhole behind the school.

Mr. McChord stated that he has walked the properties with both Tom Thurkettle of Public Works and Patricia Sesto from Environmental Affairs. Mr. Thurkettle had asked for a different route than what was originally planned. Ms. Sesto had noted that the proposed detention basin is in a regulated area, and there is a wetland to the south of the driveway on the Belden Hill side. Mr. McChord confirmed the pump station would be installed with all soil and erosion measures in place, and once it is up and running, the decommissioned treatment plant will be removed, the area will be leveled and re-seeded. Construction would be in the existing roadways and will cross culverts to avoid wetland impacts. He explained the gravity line toward the end of the extension and showed the five vaults that are included so that more neighbors could tie in at a later time.

Mr. McChord confirmed that the WPCA approved the plan the evening prior to the meeting utilizing ductile iron instead of HDPE plastic pipe. The WPCA asked that the construction take place during the summer to avoid school traffic. Ms. Pollino asked how long the construction is expected to last. Mr. McChord responded that it would take about 6 weeks. Mr. Delaney inquired about tree removal. Mr. McChord confirmed some trees would be removed on the School Sisters property and some failing pines behind Miller-Driscoll will be removed. Mr. Wong confirmed that these trees are outside of the regulated area.

Mr. Delany asked how the old system works. Mr. McChord explained that the system removes the solids, flows to the aeration chamber to a light treatment plant which discharges to the wetland. Mr. Wong asked why the WPCA denied the first request to tie into the sewer. Mr. McChord noted that there were issues with distance and size that they did not want to take on. Ms. Craig asked how wide the trenching will be during installation. Mr. McChord confirmed it would be a 3 – 4 foot trench for a 4 in diameter pipe. Ms. Craig asked that any lost trees be replaced. Mr. McChord confirmed he can work with Ms. Sesto on this plan as needed. Mr. Delaney inquired how this activity would affect the property to the west. Mr. McChord confirmed there will be no impacts to those properties.

Mr. Christini, of 368 Belden Hill Road, asked if there was a possibility to extend the line the entire length of Wolfpit and then come down Belden Hill at least up to Fenwood Lane so that other residents have the option to tie-in without the need to disturb the very wet area in the future

when those old septic systems fail. Mr. Wong explained that the purview of the commission is to deem if the application before them is a detriment to the properties on the application. The commission cannot force the applicant to include more properties. He stressed that they can only vote on what is presented on the plan. Mr. McChord added that while the town engineer approved the extension as a possibility, he noted the scale of need and benefits forces a capital expenditure which the town cannot take on at this time.

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

### **III. APPLICATIONS READY TO BE REVIEWED**

#### **A. WET#2179(I) – LASHLEY – 24 Salem Road – replacement of septic tank and leaching fields within an upland review area**

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

Mr. McMorris confirmed that the owners are selling the home and while the buyer's inspections were taking place, it was discovered that they had a failing septic which is now one of the conditions of the sale.

Mr. McMorris showed the current conditions with a seasonal brook, septic and leaching fields on the plan. He then noted the only viable location where a new system would go. The tank would be installed perpendicular to the old one with a pump chamber, and the fields will be in the front yard, 67 feet from the watercourse.

Ms. Pollino asked that sediment and erosion controls be included on the plan. Ms. Craig inquired about the area of disturbance and noted that she would like to ensure the large tulip poplar will not be impacted by the new pump chamber. Mr. McMorris confirmed some shrubs would be uprooted.

Mr. McMorris confirmed that the Health Department has approved the plan, the installer knows where the water line sits to avoid issues, and he will work with Ms. Sesto on the restoration plantings and soil and erosion measures.

Mr. Wong MOVED to APPROVE WET#2179, with the General and normal Special Conditions and the additional Special Condition that the applicant work with staff to establish an acceptable soil and erosion plan, SECONDED by Mr. Delaney and CARRIED 5-0-0.

#### **B. WET#2176(S) – SCHOOL SISTERS OF NOTRE DAME – 329, 331, and 345 Belden Hill Road & 201 Wolfpit Road – install extension of the town sewer line**

Mr. Delaney confirmed that while the testimony from Mr. Christini made sense, the commission must only consider the application that was submitted.

Mr. Hall MOVED to APPROVE WET#2176, with the General and normal Special Conditions and the additional Special Condition that a substantive remediation planting plan is provided for when the treatment plant is removed, SECONDED by Mr. Delaney and CARRIED 5-0-0.

### **IV. APPLICATIONS TO BE ACCEPTED**

- A. WET#2181(I) – MARSILLO – 71 Glen Hill Road** – “emergency” septic replacement within a regulated area
- B. WET#2182(I) – DYNEGA – 10 Wilton Acres** – “corrective action” for the newly constructed retaining wall and other site improvements 45 feet from a watercourse

Mr. Wong MOVED to ACCEPT both new applications, SECONDED by Mr. Hall and CARRIED 5-0-0.

**V. APPROVED MINOR ACTIVITIES**

- A. WET#2177(M) – CLARK – 269 Nod Hill Road** – addition of mudroom and master bath

Ms. Larkin provided a brief description of the approved minor application.

**VI. CORRESPONDENCE - None**

**VII. OTHER APPROPRIATE BUSINESS**

**A. Violations**

1. Kevin Smith & Carol McDonnell-Smith – 281 Sturges Ridge Road
2. Tim & Kara Golden – 269 Sturges Ridge Road

It was noted that these violations were on previous agendas and are still outstanding.

**B. APPROVAL OF MINUTES – April 11, 2013**

Mr. Hall noted that he was on the attendance twice so Ms. Larkin will correct this on the final version.

Mr. Delaney MOVED to APPROVE the minutes from April 25, 2013, with the revision noted above, SECONDED by Mr. Hall and CARRIED 4-0-1, with Mr. Wong abstaining as he was absent.

**VIII. ADJOURN**

Mr. Wong MOVED to ADJOURN at 8:40 p.m., SECONDED by Mr. Delaney, and CARRIED 5-0-0.

Respectfully Submitted,  
Liz Larkin  
Recording Secretary