



MINUTES

February 27, 2014

PRESENT: John Hall (Chair), Liz Craig, Dennis Delaney, Nick Lee

ALSO PRESENT: Patricia Sesto, Director, Environmental Affairs; Liz Larkin, Recording Secretary, Kate Throckmorton, Environmental Land Solutions; Steve Danzer, Steven Danzer PhD and Associates, LLC; Tom Quinn, Peak Engineers, LLC; Ned Murtishi, Contract Purchaser; Jong Sung Kim, Property Owner; Annmarie Del Franco, Berkshire Hathaway

ABSENT: Tom Burgess, Dan Falta (notified of intended absences)

I. CALL TO ORDER

Mr. Hall called the meeting to order at 7:39 p.m.

II. PUBLIC HEARINGS

A. WET#2192(S) – HALLMAN – 25 Spoonwood Road – “corrective action” for clearing a wooded area (cont.)

Ms. Sesto reminded the commission that this application is being reconsidered under section 11.6 of the Inland Wetland Regulations. She indicated that the plan has been modified to rectify the deficiencies noted in the resolution of denial and read the new documents into the record.

Ms. Throckmorton reviewed the new plan in response to the clearing that took place at the property last spring. She explained the new plan includes a combination of expanding the plantings to address the clearing to the east of the home, as well as focusing on the upland review for the clearing that took place in the back.

The owners would like to reestablish the previous lawn to the east of the house with a 50 foot buffer consisting of two rows of evergreens. She confirmed there is no runoff from the proposed slopes and the understory will be re-planted while maintaining the underbrush to sustain the larger trees that remain. A boulder demarcation is proposed to memorialize the approved the lawn area.

Mr. Lee noted that the sizes of the trees are not documented on the plan. Ms. Throckmorton stated that they will be 5 - 6 feet evergreens. Ms. Sesto stated that the last corrective action resolution required 8 – 10 foot trees. Ms. Throckmorton stated that the area already has a canopy

so the size requirement should be 6 – 8 feet. Mr. Lee confirmed that this would be acceptable and added that anything smaller would be subject to deer browse. Ms. Sesto noted that the boulders should be 15 feet on center and around 36 inches in size. Mr. Delaney asked what date the plantings should be installed. Mr. Lee stated that the plantings should be installed by May 1, 2014.

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

B. WET#2239(S) – MURTISHI – 319 Mountain Road – remove existing dwelling and construct new dwelling including new septic and driveway

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

Mr. Quinn supplied the commission with a revised plan based on feedback from the Health Department. Based on this feedback, the septic system was relocated down the hill from the original proposal with a wall added at the base of the berm.

Mr. Quinn described the site as 1.8 acres with an existing structure, a cesspool 40 feet from the wetland, and two wells. Steve Danzer flagged the wetlands in November and identified a small wetland pocket on the western portion of the property. Twelve test holes were dug and only one area was found that would be conducive to septic due to bedrock. He stated that a B100a would not be required in this case as there is an existing structure. The old home will be demolished and a new structure will be built which includes a gravity septic system. He added that the 12 – 36 inch high wall at the base of the leaching fields will act as a permanent limit of lawn demarcation. In addition, two-man boulders are proposed, 15 feet on center to mark the limit of lawn in the other areas.

Mr. Quinn confirmed the new roof drains are proposed to discharge on grade and will disperse in all directions. In response to a staff comment, this proposal could be revised to have the roof drains discharge from the western and front portion will be near the proposed limit of lawn boulders west of the house. The eastern and rear drains will discharge to the same splash pad as the footing drain at the bottom of the bank, where it will bleed into a double wide stone wall and travels another 20 feet to the wetland.

Mr. Hall asked how much fill is being imported for this redevelopment. Mr. Quinn stated there is not much fill required for the home, and about 136 cubic yards of fill is needed for the septic. Mr. Hall noted that the lawn area of 12,000 square feet is reasonable. Ms. Craig asked how many trees would need to be removed with the removal of the cesspool. Mr. Quinn stated no trees would be removed for this purpose. He indicated the front yard immediately adjacent to Mountain Road would become a meadow which will be seasonally mowed.

Mr. Delaney inquired if any of the run-off would affect the neighboring properties. Mr. Quinn described the topography which would eliminate any concern for the neighbors. Mr. Quinn counted about 20 trees that will need to be removed for the construction. Mr. Danzer stated that there is a dead tree at the entrance of the driveway and he is not convinced that some of the remaining 19 were not toppled in recent storms.

Mr. Danzer stated that 6 – 12 individual invasive plants will be removed by hand at the roots.

He confirmed his planting plan involves two planting areas; a large red maple swamp and ground cover forest restoration including ferns and mid-story trees. Ms. Sesto inquired if they would plant in the wetland or in the buffer. Mr. Danzer responded that the swamp is rocky and not wet enough to sustain plantings. Mr. Lee asked if they are considering shade trees to shade the wetland. Mr. Danzer confirmed the area already has plenty of shade from existing large trees.

Ms. Craig inquired about the refuse pit. Mr. Quinn confirmed that this is the area that was historically used for refuse. Ms. Del Franco noted that she was present on behalf of the current owner and stated that the owner is thrilled with the plan that the contract purchasers have presented.

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

III. APPLICATIONS READY TO BE REVIEWED

A. WET#2192(S) – HALLMAN – 25 Spoonwood Road – “corrective action” for clearing a wooded area

Ms. Craig MOVED to APPROVE the most recent plan submitted to the commission, with the General and normal Special Conditions and the additional Special Conditions that the plants be 6-8 ft. minimum, the bond shall be submitted by April 15, 2014 and the plantings are installed by May 1, 2014, SECONDED by Mr. Lee and CARRIED 4-0-0.

B. WET#2239(S) – MURTISHI – 319 Mountain Road – remove existing dwelling and construct new dwelling including new septic and driveway

Mr. Delaney MOVED to APPROVE the plan dated February 26, 2014 with the General and normal Special Conditions and the additional Special Condition that the site plan be revised to show the roof drains with remote discharge points as described, SECONDED by Mr. Lee and CARRIED 4-0-0.

C. WET#2241(I) – KIM – 169 Cheese Spring Road – building addition including B100a

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

Mr. Quinn described the constraints of developing this property as there is ledge, rock, wetlands and a stream on site. He stated the wetlands were flagged and there is a small wetland area behind the house which is heavily planted with junipers. He confirmed Kaiser Battistone recently located the pump chamber and the closest development activity is 45 feet from wetlands.

The proposed project is to add a second story over a portion of the home and a bump out over the deck and adding a carport with an associated extension of the driveway. Mr. Quinn confirmed that the existing down spouts would remain and the down spout for the addition will be as far east as possible to drain to the pocket wetland. The home is being increased from a 3 bedroom to a 5 bedroom system. A B100a is required per health code and this system will be farther from the wetland in the woods than the current leaching field.

Mr. Delaney confirmed that the project seems minimal with no tree removal. Ms. Craig

confirmed the distance from the carport to the wetlands is 21.8 feet. Mr. Quinn stated that there will not be much earthwork for this proposal as they are building on top of existing structures.

A discussion ensued regarding the size of the existing garage and proposal for the driveway and carport. Mr. Kim confirmed that the garage is meant for two cars but is undersized. The carport would be built on 2 piers, with a gravel base and no walls. Ms. Sesto asked the commission what their concern is for the wetlands. Mr. Hall responded that it is a permanent commitment of the land. Mr. Delaney suggested that they forgo the driveway and carport. At this time, the applicant and agent stepped outside to discuss how they would like to move forward with the current plan.

IV. APPLICATIONS TO BE ACCEPTED - None

V. APPROVED MINOR ACTIVITIES - None

VI. CORRESPONDENCE

A. WET#572 & WET#809 – Ely – 411 Olmstead Hill Road – bond release request

Ms. Sesto stated that the Ely's had a previous violation at this property many years ago and are requesting their bond back from their corrective action. She explained that they moved from this property 6 years ago and the intent of the permit was substantially met.

Mr. Delaney MOVED to RELEASE associated bonds, SECONDED by Mr. Lee and CARRIED 4-0-0.

VII. OTHER APPROPRIATE BUSINESS

A. Commissioner Training DVDs

Ms. Sesto confirmed that new commissioner training videos are available for use and handed them out to the members to borrow.

B. APPROVAL OF MINUTES – January 23, 2014

Mr. Lee MOVED to APPROVE the minutes, as drafted, SECONDED by Mr. Delaney and CARRIED 4-0-0.

VIII. APPLICATIONS READY TO BE REVIEWED

A. WET#2241(I) – KIM – 169 Cheese Spring Road – building addition including B100a

Mr. Quinn confirmed that the owner has decided to remove the carport and expanded driveway at this time. Instead, they are proposing to extend the current garage in the easterly direction by eight feet. The addition would have the same depth as the existing garage.

Ms. Craig MOVED to APPROVE WET#2241, as amended, with General Conditions and normal Special Conditions, SECONDED by Mr. Delaney, and CARRIED 4-0-0.

IX. ADJOURN

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

Respectfully Submitted,
Liz Larkin
Recording Secretary