



MINUTES

April 10, 2014

PRESENT: John Hall (Chair), Liz Craig, Dan Falta, Dennis Delaney, Tom Burgess, Thomas Quinn, Peak Engineers LLC, Robert Wood, Jr.

ALSO PRESENT: Patricia Sesto, Director, Environmental Affairs; Liz Larkin, Recording Secretary

ABSENT: Nick Lee (notified of intended absence)

I. CALL TO ORDER

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

II. PUBLIC HEARINGS - None

III. APPLICATIONS READY TO BE REVIEWED

A. WET#2243(I) – WOOD – 5 High Ridge Road – building renovations including new septic system

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

Mr. Quinn provided each of the commissioners with a revised plan which includes the entire wetland line omitted from the originally submitted materials. The commission asked why the wetlands flags were in different locations from the 2003 plan included in the submittal. Mr. Quinn confirmed that there was an area in 2003 where Mary Jaenig, Soil Scientist, flagged as wetlands but could not determine where the line was presently due to a large statue and probable fill in the area.

Mr. Quinn described the property as being served by a community well which is just off the property to the east. The well serves at least three other dwellings and the current septic for the Woods is within 75 feet of this well.

Mr. Quinn confirmed the home is currently two bedrooms and the proposal is to add two more bedrooms. This addition of bedrooms requires a new septic system be installed. Soil testing established the best soils were found in the front yard. This location is more than 75 feet from the well, which is an improvement to the property. Mr. Quinn showed the areas where they are

proposing the structure additions and the area of the existing garage that will be removed for the garage reconfiguration. The deck addition will hang off the house on one or two caissons.

Mr. Delaney inquired if the health department has approved the septic plan. Mr. Quinn stated that they have not formally approved it but he expects their approval soon. Mr. Quinn confirmed that Roger Stalker completed the survey and topographic information.

A discussion ensued about the configuration of the driveway. The current garage entry is from the side of the house. The new garage will be a straighter route with a small turn around. Mr. Quinn confirmed that only 20 ft. of the new septic will be in the 100 foot wetland setback.

Ms. Sesto inquired about the roof drain discharging to the wetland. She suggested that these be moved to another location. Mr. Quinn confirmed that these and the sump pump drain can be moved out to discharge near the 26 in. Maple to the west of the house.

Ms. Sesto asked Mr. Wood about plans to modify the landscaping. Mr. Wood had not considered this yet and will contact Ms. Sesto prior to undertaking any substantial work. Mr. Quinn noted that the patio slated to be removed on the original plan is to remain with the new proposal. Ms. Craig confirmed that there is no tree removal associated with the permit.

Mr. Delaney MOVED to APPROVE WET#2243 with the General and normal Special Conditions and the additional Special Conditions that roof leaders and sump pump discharge be relocated, SECONDED by Ms. Craig and CARRIED 5-0-0.

IV. APPLICATIONS TO BE ACCEPTED

A. WET#2245(I) – VALASSIS – 283 Cheese Spring Road – rear and second floor addition

B. WET#2246 (I) – TOWN OF WILTON – Bald Hill Bridge – replacement of the bridge

Mr. Delany MOVED to ACCEPT WET#2245 and WET#2246, SECONDED by Mr. Falta and CARRIED 5-0-0.

V. APPROVED MINOR ACTIVITIES - None

VI. CORRESPONDENCE

Ms. Sesto stated that Gregory & Adams has submitted a plan to remove a home at the corner of Westport and Dudley Roads and replace it with 20 rental units, including affordable housing. She confirmed that there are no wetlands on the property but the proposed infiltrators will overflow to the street drain. The street drain likely discharges to the Norwalk River, if not it discharges to another stream or wetland. She asked if the commission would like to regulate the storm management system. She confirmed that the discharge to a watercourse is a regulated activity and the commission has previously taken jurisdiction on similar activity in Wilton Center and in Georgetown. Planning and Zoning generally concerns itself with volume and quality has been more closely scrutinized by this commission.

The commission agreed that this should be an application to the Wetlands Commission to ensure

receiving wetlands or watercourses are properly protected.

VII. OTHER APPROPRIATE BUSINESS - None

A. APPROVAL OF MINUTES – March 27, 2014

Mr. Hall MOVED to APPROVE the minutes, as drafted, SECONDED by Mr. Delaney and CARRIED 5-0-0.

VIII. ADJOURN

Mr. Delaney MOVED to ADJOURN at 8:09 p.m., SECONDED by Mr. Falta, and CARRIED 5-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary