



MINUTES

December 10, 2015

PRESENT: John Hall, Chairman, Liz Craig, Tom Burgess, Nick Lee, Rick Stow, Mark Andrews

ALSO PRESENT: Mike Conklin, Environmental Analyst; Liz Larkin, Recording Secretary; Joe Seaman, Property Owner; Bryan Nesteriak, B&B Engineering; James and Emily "Susan" Perakis, Property Owners

ABSENT: Dan Falta (notified of intended absence)

I. CALL TO ORDER

Mr. Hall called the meeting to order at 7:30 p.m.

II. PUBLIC HEARINGS - None

III. APPLICATIONS TO BE REVIEWED

A. WET#2363(I) – PECK – 14 Wilton Acres – “emergency” septic replacement

Mr. Conklin stated that this was a straight forward application for a failing system and the applicant received a temporary permit to start the work.

Mr. Burgess MOVED to APPROVE WET#2363, SECONDED by Mr. Lee and CARRIED 6-0-0.

B. WET#2366(I) – SARANIERO – 58 Forest Lane – “emergency” septic repair 35 ft. from wetlands

Mr. Conklin confirmed they needed a new septic tank. A temporary permit was issued and the work has been completed.

Mr. Andrews MOVED to APPROVE WET#2366, SECONDED by Mr. Lee and CARRIED 6-0-0.

C. WET#2367(I) – SEAMAN – 42 Old Highway – “emergency” septic replacement 30 ft. from wetlands

Mr. Conklin stated this property has a non-working septic. He indicated the proposal is to install a 5-bedroom septic and with the constraints of the wetlands surrounding the property, the proposed location is the only place it could go. He confirmed they are putting in a modern system that hinges on the sale of this property.

Mr. Lee MOVED to APPROVE WET#2367, SECONDED by Mr. Andrews and CARRIED 6-0-0.

D. WET#2368(I) – PERAKIS – 59 Edgewater Drive – additions to residence and B100a

Mr. Nesteriak, with B&B Engineering, noted that he was presenting on behalf of Jim and Susan Perakis. Ms. Craig, Mr. Burgess, Mr. Lee, Mr. Stow and Mr. Andrews indicated they visited the property.

Mr. Nesteriak confirmed the property is 2.4 acres while he passed out updated plans which included the addition of soil and erosion measures that were not shown on the original plans. He stated the property slopes from south to north and this slope extends the regulated area past 100 ft., up to the existing home.

Mr. Nesteriak explained the proposed addition as being 629 sq. ft. with about a quarter of this area touching the regulated area, as well as a B100a reserve system. He confirmed they tested several areas for the system but the most practical place is below the existing system. This system, which is 30 years old, has been properly maintained and has no sign of failure. Mr. Nesteriak stated that silt fence and hay bales with details are provided on the new plan. Mr. Hall noted that there is no room anywhere else for the system to which Mr. Nesteriak agreed, and added that there is some rock outcropping on the property which is a constraint.

Mr. Lee inquired about construction access to install the septic. Mr. Nesteriak stated that the machines were able to get down there for the test holes. Mr. Lee suggested extending the silt fence and hay bales for the access path up to the stone wall.

Ms. Craig asked where the staging area will be for the addition. Mr. Nesteriak responded that everything will be kept in the driveway. He added that they are removing the existing pavement at the turnaround and installing permeable material. Ms. Craig asked where vehicles will be parked during the construction. Mr. Nesteriak stated that there is plenty of room for vehicles in the driveway. Ms. Craig confirmed that the plantings in the center of the turnaround will remain. Mr. Nesteriak then confirmed the details of the pervious driveway and stated it has a 20-year life-span, much like asphalt, and should be vacuumed once per year to ensure proper infiltration over time.

Ms. Craig asked if the applicant would be willing to replace two trees that were recently removed. Mrs. Perakis confirmed they would plant two new trees. These native canopy trees will be 2.5 in. caliper and the locations were added to the plan for the commission to approve.

Mr. Conklin asked how the new septic would be pumped. Mr. Nesteriak responded that septic companies have hoses up to 180 ft. which is more than enough for this purpose.

Mr. Lee MOVED to APPROVE WET#2368, with the General and normal Special Conditions

and the additional Special Conditions that the silt fence and hay bales will be extended to encompass the construction access and two native canopy trees at 2.5 in. caliper will be installed, SECONDED by Mr. Andrews and CARRIED 6-0-0.

IV. APPLICATIONS READY TO BE ACCEPTED

A. WET#2369(I) – BRANCH – 14 Stonecrop Lane – additions and alterations to existing residence

Mr. Lee MOVED to ACCEPT the above application, SECONDED by Mr. Burgess and CARRIED 6-0-0.

V. APPROVED MINOR ACTIVITIES

A. WET#2365(M) – SHEPARD – 358 New Canaan Road – driveway reconfiguration 60 ft. from wetlands and installation of staircase 40 ft. from wetlands

B. WET#2370(M) – HAGGERTY – 157 Huckleberry Hill Road – remove ten dead and dying trees in a regulated area

Mr. Conklin briefly reviewed the above minor applications that have been approved by staff.

VI. CORRESPONDENCE – None

VII. OTHER APPROPRIATE BUSINESS

A. Approval of Minutes – November 12, 2015

Ms. Craig MOVED to APPROVE the minutes as drafted, SECONDED by Mr. Andrews, and CARRIED 5-0-1 with Mr. Hall abstaining as he was not present at the last meeting.

VIII. ADJOURN

Mr. Andrews MOVED to ADJOURN at 8:02 pm, SECONDED by Mr. Lee and CARRIED 6-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs