



## MINUTES

March 12, 2015

**PRESENT:** John Hall (Chair), Liz Craig, Tom Burgess, Nick Lee, Dan Falta

**ALSO PRESENT:** Patricia Sesto, Director, Environmental Affairs; Liz Larkin, Recording Secretary; Kate Throckmorton, Environmental Land Solutions; Joe Perugini, Weston & Sampson, Rob Sanders, Rob Sanders Architects

**ABSENT:** Rick Stow (notified of intended absence)

### **I. CALL TO ORDER**

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

### **II. PUBLIC HEARINGS**

**A. WET#2295(S) – WILTON YOUTH FOOTBALL – 131 School Road** – renovation of existing grass field to an artificial turf field at Middlebrook School

Ms. Sesto noted that the commission has engaged Milone & MacBroom as the third party consultant to review the application. She confirmed that she is walking the property with the consultant shortly and a report will be provided by them prior to the next meeting of the commission.

Mr. Burgess MOVED to EXTEND the public hearing, SECONDED by Mr. Lee and CARRIED 5-0-0.

**B. WET#2305(S) – WILTON COMMONS – 21 Station Road** – Phase II affordable elderly housing development

Mr. Hall, Ms. Craig, Mr. Burgess, and Mr. Lee, and Mr. Falta indicated they visited the site. Ms. Sesto read the list of documents into the record.

Ms. Throckmorton confirmed the development currently holds 51 units and this application is requesting approval for an additional 23 units. There was an approval for 77 units back in 2006, which has since expired. In 2012 an application was brought forth that was scaled back to the existing 51 units due to funding issues. The applicant now has funding to finish the plan, however the current plan is has a smaller footprint and increases the distance to the wetlands.

Ms. Throckmorton confirmed that the mitigation will mirror the previously approved plans and the planting plan will focus on the buffer, including removal of invasives and replanting the area. The plans will include deer protection measures that are required due to deer browse issues on the site. She stated the latest report from REMA targets control for Japanese honeysuckle, euonymus, wineberry and mugwort. Going forward these will continue to be targeted.

Mr. Hall asked if anything has changed from the 2006 approval within the environmental protection discipline or on site. She indicated the primary focus remains on the upland review area and the intent of the mitigation from 2006 has not changed. The plantings are inspected 2 times per year.

Mr. Perugini stated that he was present during the 2010 approval when the set back distance was approved at 71 feet. This new request is 4 ft. farther away. The propane tanks have been moved further away from the wetlands and will be buried and the retaining wall was pulled to the west to save an area from fill within the wetland buffer. A reduced length of wall will remain to keep an area available for snow storage.

The 23 unit building and over-the-road connection to the other building consumes 9,500 sq. ft. The parking requirement is 1 space per unit, so 23 additional parking spaces will be created working with the current grades. Mr. Perugini also noted the stockpile area on the hillside which is as far away from the resource as possible on this site. The area will be reseeded post construction.

Mr. Perugini displayed the C-2 plan which shows the existing conditions and demolition plan to the rear of the parking area with the underground detention system. The system was overdesigned in anticipation of phase II as previously envisioned. He explained more drainage from the hill will now be directed to the system so 2 rows (16 chambers) have been added. There is no increase in the rate or volume of runoff going to the wetland and there is a 100-year storm capacity with this system. The storm water is treated prior to the detention through the water quality structure, which has been tested and is sufficiently over designed. After the runoff leaves the structure it goes into an isolator row wrapped in geo-textile fabric, which traps the fine sediment. This system is placed on crushed stone for some infiltration. Mr. Perugini confirmed this system was installed while the first phase of the project was constructed, including the level spreader swale.

The sediment and erosion measures were designed similar to the first phase of this project. Plan C-3 shows the entire perimeter surrounded by silt fence. The catch basins will have silt sacks and the site will have hay bales, an anti-tracking pad, tree protection, and dust control during construction.

Mr. Hall asked if the point of discharge is at the bottom of the swale. Mr. Perugini responded the swale acts as a level spreader, so there is no point discharge. This method promotes infiltration which Mr. Perugini stated is the preferred method of handling runoff. Mr. Hall asked about changing the swale but Mr. Perugini stated changing it would cause more disturbance. Mr. Burgess asked if there is any maintenance involved with the swale. Mr. Perugini stated there is none and added that the flows coming out will be less than what they calculated as they were being overly conservative. He added that the catch basins and water quality structures will be inspected at normal intervals. Ms. Sesto confirmed the Wilton Commons 2010 bylaws include

this maintenance.

Ms. Craig stated that the parking lot is large and asked if there is any vegetation planned for the traffic island. Mr. Perugini stated that they do not have much room on the islands to plant trees except as required by Zoning. Ms. Sesto asked for a report showing the efficacy of the first phase of the building storm water management plan. Ms. Sesto added that water quality testing at the outflow for water quality should be measured and checked against expected pollutant renovation provided with the previous applications.

Mr. Lee noted that 2 large trees are being removed. He suggested adding a few trees by the wetland to reinstate shading by the western wall. Ms. Throckmorton stated the area around the building will be planted and the edge of the property will include oaks. Mr. Lee suggested reusing the maples planted as part of phase one. He added there are pines and oaks by the generator which are providing shade so these should be re-established.

Ms. Sesto wanted to be certain the record reflects the smaller mitigation area available to the applicant. The 2010 mitigation plan previously went the lease boundary onto land of the town. That land is under contract to purchase and cannot be part of this mitigation or the past permit's. Ms. Sesto also wanted the previous REMA reports, environmental studies and site plans from the past applications to be added to this application's record.

Ms. Sesto asked the applicant to obtain a water quality sample from the existing system. Ms. Craig asked that more trees are added to the planting plan. Ms. Throckmorton stated there are hundreds of plants but no plant list. Ms. Sesto asked Ms. Throckmorton provide her assessment of what was proposed and planted for clarification on conformance expectations.

With no further questions or comments from the public, the hearing was continued until the next meeting on March 26, 2015.

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

#### **A. WET#2306(I) – ROSA – 21 Pilgrim Trail – construct slab-on-grade and crawlspace additions to existing residence**

Ms. Craig, Mr. Burgess, Mr. Lee and Mr. Falta indicated they visited the site.

Mr. Sanders explained the residence was developed in the 70's and backs up to the Offinger's barns. The topography slopes from Chestnut Street, draining to a wetland associated with Pilgrim Trail and then drops down a ravine at Rivergate Drive. He confirmed the property gently slopes so there is no standing water. He confirmed Otto Theall flagged the wetlands and found a pocket wetland onsite and a larger wetland system next door to the south.

Mr. Sanders stated this proposal is to expand the home by 640 sq. ft. between the study and the family room to create a mudroom. The current side entrance will become the laundry room. In addition, a one-story extension is proposed on the southern end of the house. He explained the additions fall clear of the setback of the larger wetland, but are within the buffer of the pocket wetland. He confirmed the septic is located downhill to the east and assumes there are footing drains but he was not able to find any outlet.

Ms. Sesto spoke to an approval in 2004 for a B100a that has expired on this property and asked Mr. Sanders if he wants to incorporate that B100a on this application. Mr. Sanders confirmed this should be added to this application. Mr. Hall asked Ms. Sesto if the pocket wetland was healthy. Ms. Sesto responded that even on the subdivision map from the 1970's it was isolated. This isolation lowers its value. Mr. Hall commented that the driveway looks very large. Ms. Sesto agreed that the plan shows a large driveway, but it is not as big in the field.

Mr. Falta asked if the current garage is usable. Mr. Sanders responded the applicant cannot fit their Suburban in the garage so they are requesting a 6 foot bump out. Mr. Hall asked if there is any mitigation planned. Ms. Sesto stated that vegetation would not matter because of the stone wall in the area. Ms. Craig suggested changing out the existing row of euonymus for plantings such as blueberry.

Mr. Falta MOVED to APPROVE WET#2306 with the General and normal Special Conditions and the additional Special Condition that the B100a approved in 2004 is part of the application, SECONDED by Mr. Burgess and CARRIED 5-0-0.

**B. WET#2303(S) – PRIEGER/DIXON – 35 Hickory Hill/205 Millstone Road – construction of a new residence, septic system, and associated grading within an upland review area**

Ms. Sesto read the synopsis that Mr. Conklin prepared from the last meeting to ensure all Special Conditions are captured. These include the relocation of the driveway so that it is entirely outside the regulated area and the placement of demarcation boulders with a tree in between each boulder or a cluster of 3-5 shrubs in lieu of a tree. Ms. Sesto stated the idea of moving the structure 25 ft. north to take it out of the regulated area will not carry much improvement to the drainage. Mr. Hall stated it could create more lawn for the homeowner to enjoy. Ms. Sesto noted that creating more lawn is a lesser choice for wetland health.

Ms. Burgess MOVED to APPROVE WET#2303, with the General and normal Special Conditions and the additional Special Condition that 1 understory tree at 2 – 2.5" caliper or a cluster of 3-5 shrubs at 3-4 ft. in height be added in between each boulder, and that the driveway is moved out of the regulated area, SECONDED by Mr. Falta and CARRIED 5-0-0.

**IV. APPLICATIONS TO BE ACCEPTED**

**A. WET#2307(S) – ASML – 77 Danbury Road – excavation of petroleum impacted soil including backfilling and restoration adjacent to the Norwalk River**

Mr. Lee MOVED to ACCEPT WET#2307, SECONDED by Mr. Burgess and CARRIED 5-0-0.

**V. APPROVED MINOR ACTIVITIES - None**

**VI. CORRESPONDENCE - None**

**VII. OTHER APPROPRIATE BUSINESS**

**A. VIOLATIONS**

**1. DeVito – 40 Honey Hill**

**2. English – 189 Westport Road**

**3. Leska – 50 Sunset Pass**

Ms. Sesto confirmed nothing is happening with these violations due to snow cover.

**B. APPROVAL OF MINUTES – February 26, 2015**

Mr. Hall suggested the approval of the minutes be tabled as revisions are still be generated.

**VIII. ADJOURN**

Mr. Lee MOVED to ADJOURN at 9:02 pm, SECONDED by Mr. Burgess and CARRIED 5-0-0.

Respectfully Submitted,  
Liz Larkin  
Recording Secretary, Environmental Affairs