



MINUTES

June 11, 2015

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

ALSO PRESENT: Mike Conklin, Environmental Analyst; Liz Larkin, Recording Secretary; Kate Throckmorton, Environmental Land Solutions; Johan Dahlen, Property Owner; Casey Healy, Gregory & Adams; Hugh Sullivan, Bennett & Associates; Joe Canas, Tighe & Bond; Tom Quinn, Peak Engineers; Randall Luther, Tai Soo Kim Partners Architects; Barry Blades, Blades & Goven; Holt McChord, McChord Engineering Associates; Paul Jaehnig, Wetlands & Soil Consulting; Ty Tregellas, Turner Construction; Karen Birk, Miller Driscoll School Building Committee; Bruce Hampson, Miller Driscoll School Building Committee; Mark Madique, Madique & Filles Architects; Chris & Susan Jackson, Property Owners; Romi Leska, Property Owner; Steven Levy, Friedman Newman Levy Sheehan Attorneys; James McManus, JMM Wetland Consulting Services; Frank Wong, Resident

ABSENT: Rick Stow (notified of intended absence)

I. CALL TO ORDER

Mr. Hall called the meeting to order at 7:37 p.m.

II. PUBLIC HEARINGS

A. WET#2310(S) – DAHLEN – 136 Old Kings Highway – construct pool and level backyard (cont.)

Mr. Conklin read the new documents into the record.

Ms. Throckmorton provided 2 new plans to the commissioners noted as alternates A and B. She explained that the house was built when the wetland setback was 50 ft. so there was no permit required for the initial home construction. Ms. Throckmorton explained the violation on the property was due to contractors over-clearing for the septic installation. She noted that the plantings were placed in an odd configuration with the shade trees along the lawn area and the shrubs behind it.

Ms. Throckmorton described a plan to reconfigure the lawn while adding significant mitigation measures. The northeast lawn narrows and the grade drops. The proposal is to further reduce the lawn area to a small triangle which is less than half the current lawn area reduced by 300 sq.

ft. This would include replanting in the buffer and the owner would get the square backyard he was hoping for. The give back of the lawn will be 980 sq. ft. which is 3 times the new lawn area. This equals a net reduction of one area in the upland review. This plan will also reduce the driveway.

Ms. Throckmorton explained that less trees are proposed to be removed. Of the 8 trees to be removed on the original proposal, 3 will be removed with Alternative B. She noted that some substantial trees died that were not in the disturbance area and reiterated that the bigger trees are behind the shrubs. With these improvements, she stated that this revised plan is a net reduction of pollutant load with good diversity. Mr. Hall pointed out the boulder wall for demarcation. Ms. Throckmorton confirmed the distance to the wetland was previously 24 ft. and this plan will increase that to 40 ft which is only a 10 foot encroachment into the old 50 ft buffer area. Ms. Throckmorton confirmed the septic is protected. Ms. Craig asked if the 3 trees to be removed were planted for mitigation and Ms. Throckmorton noted they were and they are now 10 years old. Mr. Hall stated they should have been planted better with large trees in the back and shrubs in the front.

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

B. WET#2313 (S) – DOWNEND – 31 Old Danbury Road – construction of a 30-unit housing development (cont.)

Mr. Conklin read the new documents into the record.

Mr. Healy noted that the team was available to address the comments and questions from the previous hearing. He indicated that there were some alternate configurations but they are not feasible and prudent. With this in mind, he confirmed there were some site plan modifications that the team will review.

Mr. Sullivan showed the alternate plan noted as Alt 1 which brings the building as close as possible to the site lines. He also showed an alternate plan noted as Alt 1a which relocates some of the parking to a shaded area which decreases the setback to the wetlands. He confirmed they tried to rotate the building but this would not work due to the size and configuration of the building.

Mr. Healy confirmed the plan with the relocated building footprint provides an increase in wetland separation from the first proposal by 13 ft. and added that the building is within feet of the lot line. He also noted that this relocation shifts the drainage to the south which would require the loss of a 20 ft. oak tree and an existing stone wall which Planning & Zoning is asking the applicant to preserve. Mr. Healy summarized that this plan does not provide a significant increase to the buffer and they would lose the beautiful oak.

Mr. Healy addressed the 5 story option for the building which he states reduces the footprint of the building but causes the construction costs to skyrocket by 1 million dollars more which is not feasible or prudent. He confirmed that the parking in this scenario would be problematic as this would not allow for emergency vehicle access and the net increase in pervious coverage would not be desirable.

Mr. Canas reviewed the options of rotating the building. He stated the rotation of the northeast

corner and northwest corner gets more of a separation but does not gain anything and would bring the building right up to the property line with no separating distance. He indicated that rotating the building clockwise brings the building closer to the wetlands and would not be a gain. He also noted that shifting the northwest corner counterclockwise would bring the edge closer to the wetlands and rotating clockwise only moves the building 5 feet back and is not considered a gain.

Mr. Downend stated that he was very limited for footprint options as the grade dictates what can be done. He noted he has tried to keep the building envelope small with the majority of the building being 3 stories. Mr. Hall asked if he considered a 4-story option. Mr. Downend responded he did not as floor plates come in either 3 or 5 stories and he wanted to keep some recreational and planted areas for residents. Mr. Hall asked if the commission would consider the cost to be prohibitive. Mr. Lee responded that the cost must be balanced. Ms. Craig asked if the building could be an "L" shape. Mr. Sullivan responded that this would take away from the recreation areas.

Mr. Healy asked the commission what the negative impact would be to construct the building as proposed as he stated that they are improving the property with invasive removal and habitat restoration. Mr. Hall responded that he would like to limit the bulk of the structure. Ms. Craig added that the charge of the commission is to protect the wetland and the buffer and with the contiguous land, the area will be hotter and drier. She also noted the 3 ft. of the buffer adds up and makes a difference to an already compromised buffer. Mr. Healy countered that this is not a no-build site and they are not hurting the buffer, rather they are helping the buffer. Mr. Hall added that the commission relies on science and engineers and other than the invasives present, the wetland is amazing.

Ms. Throckmorton provided the mitigation plan review. She noted that the entire lot is vegetated and that invasives have been a problem over the last five years. She stated that trees are being pulled down by vines that are 4 inches in diameter. She commented that the wetland is striking because it is different with little to no trees due to Reed Canary Grass which is hard to control and ponds water.

Ms. Throckmorton explained the development envelope is just below the wall and the enhancement is being focused on removing shrubs and adding variety for the canopy. They propose switch grass for pollutant renovation. They also propose nesting boxes for added habitat. Ms. Throckmorton reviewed the emergency access as there is a culvert that will be added to provide access for emergency vehicles. The access was shifted to the east to gain an additional buffer which will be replanted. Mr. Healy confirmed that Pat Sesto had requested an 18" culvert. Ms. Throckmorton added that the buffers act to reduce the pollutant load and the work being proposed does not directly impact the wetlands. She also stated that the buffer is impacted now; but with the enhanced vegetation, increase of trees, and desired diversity, there would be a long-term benefit to the wetland, especially with the treatment train being proposed by Tighe & Bond of treating and releasing the stormwater runoff. Additionally, she noted that her focused effort is to improve the function of the wetland by improving the function of the buffer.

Ms. Craig asked how big the current buffer is. Ms. Throckmorton responded that it is 32-35 feet. Ms. Craig then asked if it will be difficult to get trees established on this site. Ms. Throckmorton responded that they would need to be watered which they will do, as the plantings will be

bonded. She also noted that the typical 2-year control period was increased to 5 years.

Frank Wong, resident, commented that prudent and feasible does not relate to the cost of the project, but the size, location and scope. He also noted that the road is not currently used and is being widened to 24 ft. except for the parking which is 30 ft. Mr. Wong asked if the drainage from this parking area is diverted into the stormwater retention system. Mr. Canas responded that the road drains flow into catch basins mid-way down the slope which is pretreatment for a gross particle separator before flowing into the infiltration system. He added that the parking will go into the infiltration system which is sized for one inch. Mr. Wong stated that the drainage from the road is public and the detention area is private and he wondered how this will work. Mr. Canas explained there are drainage easements in place. Mr. Wong asked who maintains these systems to which Mr. Canas responded the owner.

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

C. WET#2317 (S) – TOWN OF WILTON – 217 Wolfpit Road – construction of additions and alterations to Miller Driscoll School

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

Mr. Healy provided a brief overview of the proposed project and an agenda listing their professional team.

Mr. Luther stated he had three goals when presented with this project: 1) to upgrade existing school to current standards, 2) Pre-K needed to be expanded, and 3) to improve site circulation and parking. He provided some background on the two schools that were built next to each other in the mid-sixties and then joined to form one larger school. He noted that the growth of the buildings has been incremental to solve immediate problems, so with this proposal, they are taking a more holistic approach. He stated that there is no significant work being done currently and many of the systems are approaching the end of their useful life.

Mr. Luther explained that the site has sprawling unplanned access and a campus that is all over the place. He indicated that it takes time for the children to get between classrooms which means there is a loss of instruction time. His goal was to create a more efficient and compact school which will allow for additional green space. To achieve this, he proposed removing the “peach core” which is the link that was created between the schools and add a new addition with all common core classrooms together. He has moved and consolidated the cafeteria and added the recess space outside this cafeteria for easy access after lunch. The Pre-K will now be housed in the lower level with a walk out separate entrance which has freed up real estate for the visitor parking which has been a security risk with visitors coming from different parking locations currently. The main entrance is to be reconfigured in the center of the structure for a commanding view of the pick-up and drop-off location.

Mr. Blades reviewed the site plan where he noted they will maintain the existing infrastructure with the ball fields, points of access, and cueing areas for buses and parents. He explained they are proposing three cueing areas for cars and one for the 36 buses. They also propose two parking bands where there is currently one. They will provide a dedicated cueing for Pre-K as well as a play space. He confirmed there was a desire to pave the driveway all around the

building which will be completed with this project. Mr. Hall mentioned the commission already reviewed the driveway with a previous wetland permit. Mr. Healy confirmed this was in conjunction with the sewer extension.

Mr. Blades explained the wetlands on the property. There are two small pockets by the access of Belden Hill Road which encompasses about 50 sq. ft. There are also two small pockets along Wolfpit Road which consist of a man-made basin and stream channel on the southeast side. He stated the lowest reaches have the largest wetlands and showed the buffers for this on the plan. He confirmed this will have no direct discharge to the wetlands as there will be no excavation, no fill and no grading in this area. He mentioned that they may pave the driveway off Belden Hill Road. Ms. Craig asked if this would be widened in the process and Mr. Blades said it would not.

Mr. Blades explained the existing parking in the buffer will be moving and decreased. The only work that is taking place is in previously developed areas. He stated there will be some disturbance in the back of the building, 50 feet away, and is necessary by the roadway around the building. The two basins that are proposed are cited by virtue of the topography and more than 2/3 of the work is being done in these already disturbed areas.

The Conservation Commission Memo stated that many of the plants on the planting plan are non-native and they are requesting only native plantings would be approved. Mr. Lee noted that the non-native plantings are outside of the regulated area. Mr. Blades conceded that he would add more native plantings.

Mr. McChord explained the site as being 33 acres in the Norwalk River Regional Basin. He noted that the site sits on a large ridge and a portion drains west which will not change. He noted to the east, there are four points of discharge. One portion on the north side goes to Wolfpit Road. Two points in the back take the roof and courtyard runoff to the east. The fourth point takes the runoff from the parking lot and fields and brings it to a man made detention that wraps to the south and flows to the wetland. Mr. McChord added that the existing stormwater system has a straight discharge with no treatment.

Mr. McChord stated that the maintained drainage they are proposing will improve the quality of the runoff with the assistance of the sumps, bio-swales, rain garden, a hydrodynamic separator for TSS, and detention basins for water quality. He confirmed the maintenance plan consists of bi-annual inspections. He also confirmed that the soil and erosion will be a phased multi-year process. Mr. Burgess asked if more volume will be sent to the man-made wetland. Mr. McChord responded that it would not. Mr. Hall noted that the swales are now considered wetlands and are regulated. Mr. McChord added that a neighbor complained about overland flow flooding his property so they added a basin to assist this neighbor.

Ms. Craig asked if there would be any runoff from the road going onto the property. Mr. McChord responded that all runoff from the road will go through their controls and will not end up on the property. Mr. Conklin asked who would be responsible for cleaning out the swirl separator once it is full. Mr. McChord stated it would be the school's responsibility. Mr. Conklin asked Mr. McChord to confirm how the bio-swale operates. Mr. McChord stated that the lot is curbed and has catch basins. He explained there are openings in the curbing into planted areas where top soil, sand and mulch will take the water and provide nutrient uptake from the plants. Ms. Craig asked who monitors the system for maintenance. Mr. McChord stated the school will monitor by looking for dead plants. Mr. Conklin asked how a truck would

get to the bio-swale for maintenance. Mr. McChord stated this is close to the sewer line so there is access.

Mr. Conklin inquired about the phases of construction for land disturbance. Mr. McChord confirmed they are starting with Wolfpit side and there are six phases.

Mr. Tregellas provided more detail about the construction phases. He stated they would like to start the demolition in December of this year and then they will construct the addition and complete the site work. Mr. Conklin confirmed they will stabilize the slope as there is a lot of fill. Mr. Tregellas confirmed once the fill is in, it is stabilized which will take place in the summer. He also confirmed the area will be seeded.

Mr. Jaehnig explained the wetland near the Belden Hill entrance has a low spot so water collected and caused a depression wetland. He proposes a pipe in this area to alleviate the low area. He stated that the old stormwater system daylighted which causes erosion issues so they have beefed up the outlet. He added that someone manipulated the soils in the past so these soils are disturbed.

Mr. Falta stated there seems to be a lot of pavement being proposed and asked why they need so many curbing areas. Ms. Craig noted the additional pavement will cause the area to be hot and with the increased impervious area, it looks like a fortress. She inquired about the width of the roads. Mr. Blades responded that are based on Planning and Zoning Regulations at 24 feet for a two-way road. He confirmed the access road will be reduced, they are double loading spaces and the parking count is required by zoning.

With no further questions or comments from the public, the Public Hearing was closed.

D. WET#2320 (S) – JACKSON – 58 Carriage Road – additions to residence and B100a

Mr. Conklin read the documents into the record. Ms. Craig, Mr. Burgess, and Mr. Falta indicated they visited the site.

Mr. Madique explained the homeowners are looking to add onto their home with a garage, playroom, and mudroom. He stated the house has an existing poorly built garage and second floor playroom that are not up to code. They looked at placing the addition straight out from the house but this would go right towards the wetland. With the B100a requirement with health due to the new bathroom, this application was bumped up to a Significant level activity. He confirmed they will keep the gravel driveway.

Mr. Madique confirmed there is a large tree close to the home they would like to remove for safety reasons. He reviewed the soil and erosion measures and showed the silt fence location. He indicated that the property is relatively flat but pitched at the wetlands. Mr. Hall asked if they could make the addition perpendicular and angle it away from the wetlands. He suggested switching it around so the driveway pulls directly into the garage. Mr. Conklin stated that the topography there does not allow for this option. He added that he realizes the tree next to the house needs to come down as the roots would be at risk by cutting the foundation.

Mr. Jackson explained that storm runoff comes from the back edge to the far side of the house towards the garage and then drains down grade. Mr. Madique stated that roof leaders could be

installed. Mr. Conklin asked if any water is coming from the current parking area and recommended this be graded properly so it does not pond. Mr. Hall stated the pitch goes towards the wetland and asked if this can be graded away. Mr. Conklin stated there is a wooded area in between so this should alleviate the concern. Mr. Falta asked if the dry well in the area was already cleared. Mr. Madique responded that no clearing is planned. Mr. Conklin suggested they daylight this portion and asked that the stockpile area be added to the plan. Mr. Madique stated they would haul the soils off site. Mr. Hall inquired about the porch. Mr. Conklin stated that it looks like a tree fort raised above the woods and Ms. Craig added that this is good for passive enjoyment of the wetland and should remain and it was confirmed that it is not on grade.

With no further questions or comments from the public, the Public Hearing was closed.

E. WET#2321(S) – JT CONSTRUCTION – 21 Lee Allen Lane – remove existing dwelling and construct new house with underground drainage and a pool within an upland review area

Mr. Conklin read the documents into the record. Ms. Craig, Mr. Burgess, and Mr. Falta indicated they visited the site.

Mr. Quinn explained that Mr. Tomas is the contract purchaser and plans to reside at the house. The property consists of two acres on the east side of Sturges Ridge Road and the property flows parallel on the southeast side. There is a new home and barn proposed on the plan. The house is four bedrooms and the barn requires a septic system for an additional two bedrooms.

Mr. Quinn explained the stormwater system is designed for a 1 inch storm and consists of a cultech system for ease of maintenance and access. He noted that he moved the system 15 feet downhill so that no trees will need to be removed. He stated the grade is 6 – 12 inches which will be reseeded with meadow grasses and noted the demarcation boulders.

Mr. Quinn stated they considered some alternatives to the stormwater system such as having four units instead of one but this would require more maintenance. Mr. Burgess asked how the property owner will know if the system needs to be cleaned. Mr. Quinn confirmed they could include a maintenance plan for cleaning 2 times per year.

Mr. Craig inquired about tree removal on the property. Mr. Quinn confirmed there are some trees within 40 feet of the house they will remove for safety reasons. Mr. Hall confirmed the grading will be quite vigorous and asked if the courtyard is unnecessary impervious coverage. Mr. Quinn countered that the houses of today are being built with a formal entry. He continued by stating there is a demarcation wall and the resource does not have a direct flow path to the wetlands as it goes down slope. Mr. Lee noted that the plan is not clear about what trees will be removed and he suggested getting staff approval for those to be removed.

Ms. Throckmorton stated there is no plan for euonymus removal on the site as the edge is maintained. She also noted the area where the trees are proposed to be removed are in a filled area. She suggested replacement of the trees that need to be removed. Mr. Quinn drew a red line on the plan and stated that any trees to be removed below the line will go back to staff for approval. Mr. Tomas added that the grade towards the house provided him with a need for the courtyard to catch the grade and keep runoff away from the house.

With no further questions or comments from the public, the Public Hearing was closed.

III. APPLICATIONS READY TO ACCEPTED

- A. **WET#2322(S) – LINDQUIST – 658 Danbury Road** – renovate and expand and existing building located within an upland review area to allow automotive sales and service facility
- B. **WET#2323(I) – MARCAL – 303 Cannon Road** – fill in an existing pool
- C. **WET#2324(I) – CILENTO – 5 Old Lantern Drive** – “corrective action” for reconstruction of a stone wall and filling and grading in a regulated area
- D. **WET#2325(I) – TODD – 62 Kent Hills Lane** – additions to residence and a B100a
- E. **WET#2326(I) – MOESER – 302 Belden Hill Road** – “emergency” septic replacement
- F. **WET#2328(I) – RUDDY – 97 Old Boston Road** – “emergency” septic replacement
- G. **WET#2329(I) – DEVITO – 40 Honey Hill Road** – “corrective action” for unauthorized site work
- H. **WET#2331(I) – 3 HUBBARD ROAD, LLC – 434 Hurlbutt Street** – proposed 2-lot subdivision

Mr. Lee MOVED to ACCEPT all above applications and schedule them for our next available meeting, SECONDED by Mr. Falta and CARRIED 5-0-0.

IV. APPLICATIONS READY TO BE REVIEWED

- A. **WET#2316(I) – McCORMACK – 27 Windy Ridge Place** – playroom addition and B100a

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

Mrs. McCormack explained she would like to expand their garage by 14 feet and create a mudroom while adding a playroom and a full bath. She explained the new septic will be for a 5-bedroom house and that Ralph Palladino, an installer, completed four test pits and found a suitable location close to the current system in a dry part of the property.

Mr. Lee MOVED to APPROVE WET#2316 with the General and normal Special Conditions, SECONDED by Mr. Falta and CARRIED 5-0-0.

- B. **WET#2319 (I) – LESKA – 50 Sunset Pass** – “corrective action” to address fill in a wetland and a 300 sq. ft. addition

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

Ms. Throckmorton stated she is presenting the corrective action plan and proposing a small addition to the home. She confirmed the site is small and is encumbered with wetlands and invasives through previous owner neglect.

Ms. Throckmorton stated that when her client purchased the property, he wanted to clean up the site by removing trees and brush without being aware of wetland regulations. He is currently gutting the house and living in the garage apartment. He is hoping to obtain approval to build a small bump out in the front of the home over the old patio area which is not surfaced.

Ms. Throckmorton noted that some of the violation for clearing and filling occurred on his neighbors' property and confirmed the neighbors have approved the corrective action on their property in writing. As such, Ms. Throckmorton is proposing to replant the southern end of the driveway, remove the existing gravel and pull back the property. All corners and the northern portion of the site will have new plantings. She noted the wetlands are parallel to the driveway and there is stream that goes underneath the driveway. She is proposing stone piers, a stone wall and curb stones to drain the area with no point discharge. There will be a 3 foot shoulder of lawn and backyard boulder demarcations.

Ms. Throckmorton stated they wish to surface the existing patio with a gravel base so it will remain pervious. She also confirmed there will be minimal soil and erosion measures as they are no excavating. There will be hand work by the pond to remove debris during low flow. The dam is a mix of concrete and building material and will be replaced with native stones. Mr. Hall asked if this is a man-made pond. Ms. Throckmorton confirmed that it is man-made and added that there is good flow and she would not want to change this environment. Mr. Burgess inquired if the dam should be replaced. Ms. Throckmorton explained Mr. Leska is a mason and he will take out the construction material and replace it with stone.

Ms. Craig asked about the trees on the side of the driveway. Ms. Throckmorton replied that no trees will be removed. Mr. Hall asked if they are expanding the lawn and Mr. Throckmorton responded they are not. Mr. Conklin asked for the timing of the work. Mr. Leska responded that he would get started right away. Mr. Lee suggested placing a deadline for completion for October 15, 2015.

Mr. Falta MOVED to APPROVE WET#2319 with the General and normal Special Conditions, and the additional Special Condition that the approved activities and corrective action is completed by October 15, 2015, SECONDED by Mr. Burgess and CARRIED 5-0-0.

C. WET#2329(I) – DEVITO – 40 Honey Hill Road – “corrective action” for unauthorized site work

Mr. Conklin explained the previous permit on the property to build did not include site work that took place in the front of the property. He confirmed this matter has gone to court and the attorneys are hoping to get a stipulated judgment.

Mr. Levy noted that the case has been continued in court until August 11th. He is proposing to remedy the conformance of the regulated activities. He stated that Super Storm Sandy uprooted trees which prompted the site work. He added that the driveway had been ripped out and the watercourse is man-made.

Mr. McManus confirmed that he delineated the wetlands on this property 10 years ago. He provided a restoration plan that consists of several stages. Stage 1 will consist of the removal of invasives. Stage 2 will be the removal of the wood chips. The final stage will be repairing what was done. He stated that the property looks the same as it did 10 years ago with the exception of a possibly regraded driveway, and the wetland has not changed. He is proposing native plants and ferns.

Mr. Conklin noted that some trees have been removed in the front of the property as well as chips brought on site and fill material in the front. Mr. Lee noted that the 3 ½ foot tall shrubs will be difficult to find and he recommended looking for 30-36 in shrubs.

Mr. Levy asked if the bonding could be waived for this project as the town removed the trees and left the chips. Mr. Hall and Mr. Lee stated that they would not waive the bond and Mr. Lee suggested a fixed amount of \$2,500 based on the planting list.

Mr. Burgess MOVED to APPROVE WET#2329 with the General and normal Special Conditions, and the additional Special Condition that a bond will be submitted in the amount of \$2,500, and the shrubs will be 36 inches, SECONDED by Ms. Craig and CARRIED 5-0-0.

F. WET#2310(S) – DAHLEN – 136 Old Kings Highway – construct pool and level backyard (cont.)

Mr. Burgess MOVED to APPROVE the Alternate Plan for WET#2310 with General and normal Special Conditions, SECONDED by Ms. Craig and CARRIED 5-0-0.

G. WET#2313 (S) – DOWNEND – 31 Old Danbury Road – construction of a 30-unit housing development (cont.)

Mr. Lee MOVED to APPROVE WET#2313 with the General and normal Special Conditions, and the Additional Special Condition that there is a 5-year maintenance plan, SECONDED by Mr. Burgess and CARRIED 5-0-0.

H. WET#2317 (S) – TOWN OF WILTON – 217 Wolfpit Road – construction of additions and alterations to Miller Driscoll School

Mr. Lee MOVED to APPROVE WET#2317 with General and normal conditions, SECONDED by Mr. Burgess and CARRIED 5-0-0.

I. WET#2320 (S) – JACKSON – 58 Carriage Road – additions to residence and B100a

Mr. Falta MOVED to APPROVE WET#2320 with General and normal conditions, SECONDED by Mr. Burgess and CARRIED 5-0-0.

J. WET#2321(S) – JT CONSTRUCTION – 21 Lee Allen Lane – remove existing dwelling and construct new house with underground drainage and a pool within an upland review area

Mr. Falta MOVED to APPROVE WET#2321 with the General and normal Special Conditions, and the additional Special Condition that trees be protected during construction, SECONDED by Mr. Burgess and CARRIED 5-0-0.

V. APPROVED MINOR ACTIVITIES

A. WET#2318(M) – WATSON – 164 Dudley Road – removing a wood deck and replacing with flagstone patio 50 feet from a wetland

B. WET#2330(M) – ARNOLD – 65 Thunder Lake Road – installation of a shed 50 feet from

a watercourse

Mr. Conklin provided a brief summary of the above approved minor activities.

VI. CORRESPONDENCE - None

VII. OTHER APPROPRIATE BUSINESS

A. VIOLATIONS

1. English – 189 Westport Road

2. DiFranco – 1039 Danbury Road

Mr. Conklin provided a brief summary of the above current violations.

B. APPROVAL OF MINUTES – May 14, 2015

Ms. Craig MOVED to APPROVE the minutes for May 14, 2015, SECONDED by Mr. Burgess, and CARRIED 5-0-0.

VIII. ADJOURN

Mr. Falta MOVED to ADJOURN at 11:30 pm, SECONDED by Mr. Burgess and CARRIED 5-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs