

INLAND WETLANDS
COMMISSION
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TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

WILTON INLAND WETLANDS COMMISSION

DATE: May 28, 2009
PLACE: Town Hall Meeting Room A
TIME: 7:30 P.M.

Present:

Richard Ziegler; Frank Wong; Phil Verdi; Sydney Gordon;; John Hall; Patricia Sesto, Director of Environmental Affairs; Doug DiVesta, Civil Engineering Associates, Inc; Robert Fuller, Esq.; Tom Quinn, Peak Engineering; Tom Nelson, McChord Engineering; Matt Salinger; Ed and Jane Bescherer; Ken Dartley.

Not Present: Joe Fiteni and Jill Alibrandi (Noticed of absence)

A. CALL TO ORDER

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

B. PUBLIC HEARINGS

1. WET#1901(S) – CHRISTENSEN - "corrective action" to restore a wetland and buffer at 37 Bob White Lane – cont.

Doug DiVesta, agent, reviewed the revised propose site plan and explained that the retaining wall would be removed, the contours would be returned to the original grade, the drain to remain at the west side of the house and the planting plan includes the appropriate soil mixture for the wetland with wetland plantings and larger boulders for demarcation.

Richard Ziegler asked Mr. DiVesta the distance between each boulder.

Mr. DiVesta answered Mr. Ziegler by stating that the boulders were about 20 to 25 feet apart on the site plan.

A discussion ensued and it was agreed that the boulders would be 15 feet apart and at turns in the wetland line.

Chairman Wong asked the Commission then the public if there were any questions or comments.

There were none.

Chairman Wong moved to close the hearing for WET#1901.

2. WET#1898(S) – LUNG – construction of a new dwelling, with associated development within an upland review area at 20 Riding Club Road.

John Hall recused himself.

Ms. Sesto read the list of documents into the record.

Site Visit Attendees: Chairman Wong, Richard Ziegler, Phil Verdi and Syd Gordon.

Robert Fuller, Esq., agent, explained that the footprint of the proposed house has been reduced and then introduced Tom Quinn, Peak Engineering.

Tom Quinn reviewed the comments submitted in connection with the last application and reminded the commission that that application had been withdrawn. He stated that he is willing to address any new comments going forward.

Mr. Quinn explained that the driveway has been moved to Riding Club Road instead of Olmstead as previously approved. He stated that a surface swale is proposed to convey stormwater from the driveway and the advantage to this swale is that it is exposed for maintenance. The gravel portion of the driveway has been extended by 15 feet as compared to the last application. A catch basin in the court yard has been added as previously recommended by consulting engineers and that basin will be fitted with a sump and silt sack.

Mr. Quinn reported that the underground retention system has been modified to accommodate the catch basin in the court yard basin and a 1,000 sq. ft. reduction of the foot print of the house. He added that the changes proposed would accommodate a 50 year storm and the peak runoff rate would be improved after development.

Mr. Quinn described the construction sequence that is intended to minimize erosion and will incorporate temporary sediment basins among other features. In an effort to capture sediment, the pitch of the driveway would be to the inside of the curb with catch basins to minimize the impact to the wetland.

Mr. Quinn suggested saving questions for the next scheduled meeting when there would be engineering reports available for review.

Mr. Ziegler asked Mr. Quinn what the square feet of the house is for the existing permit and to compare the extent of lawn proposed to that which was previously approved.

Mr. Quinn stated that the existing permit allowed for 2,200 to 2,400 square feet and the proposed is 4,400 square feet and the lawn area would not change. There would be a two foot strip of lawn along the driveway and a 15 to 20 foot strip around the house and a 35 to 40 foot area behind the house. He added that the walls would be vegetated.

Mr. Quinn confirmed that the retention swale is for a 50 year storm and this is detailed in the drainage report on file.

Ms. Sesto reminded the Commission and applicant that the record of the previous applications are not necessarily part of this record and they should specifically incorporate items from the existing permits that are of interest.

Mr. Quinn stated that Kate Throckmorton will submit a report that will incorporate the pertinent items.

Mr. Ziegler requested that the wetland line should be permanently delineated.

Mr. Quinn reminded the Commission that there is an existing stone wall and that two man boulders would be added to extend the delineation.

Mr. Quinn described the driveway as a combination of the gravel and asphalt with the two alternating depending on the slope.

Chairman Wong asked the Commission if there were any more questions or comments.

There were none.

Chairman Wong asked the public if there were any questions or comments.

Matt Salinger, property owner adjacent to the property expressed his and his wife's support of the new application with the driveway now proposed off of Riding Club.

Ed Bescherer, property owner downstream of the property expressed a concern for the wetlands on his property and the increase of flow to his wetlands. He added that the engineer that he had retained couldn't say that there wouldn't be an increase of flow to the wetland based on the submitted information.

Ken Dartley, 87 Olmstead Road explained that he had a well near the proposed driveway and had concerns. He asked the Commission to consider the impact on his property and well.

Chairman Wong MOVED to continue the public hearing for WET#1898 to the next scheduled meeting.

John Hall was reseated.

C. APPLICATIONS READY TO BE REVIEWED

1. WET#1903(I) – STEINDORF – “emergency” septic repair in a regulated area at 96 Old **Kings Highway**.

Ms. Sesto explained that there had been a temporary permit issued and that the work had already started.

Phil Verdi MOTIONED to approve WET#1903 with General and normal Special Conditions, SECONDED by Richard Ziegler and carried 5-0-0.

2. WET#1907 (I) – WERNIG – septic repair in a regulated area at 49 Pine Ridge Road.

Tom Nelson, agent reviewed the proposed plan and explained that the current system was installed in the 1960s and is not failing but will probably not last much longer given the level of maintenance it requires.

Mr. Nelson described the distance of the current system and proposed system as being 25 feet away and he stated that the proposed tank would be 100 feet from the wetland and it would be 75 feet down slope from the wetlands. This proposed system would require 250 cubic yards of fill and a curtain drain is also being proposed. He explained that the curtain drain would be 50 feet down slope of the wetland to intercept subsurface flows from the wetland.

Mr. Nelson stated that the two large existing trees would be kept intact and the smaller trees indicated on the map are to be removed.

In response to other questions by the commissioners, Mr. Nelson explained that the proposed location is the best soil. Other areas were tested and were not acceptable. Also, areas damaged as result of the installation would be repaired with like vegetation, except for the trees that are planned for removal.

Mr. Ziegler requested that there be a special condition in the permit to retain the two large trees.

Ms. Sesto commented that she felt the applicant was being proactive by replacing the system before it failed.

Phil Verdi MOTIONED to approve WET#1907 with the General and normal Special Conditions, SECONDED by John Hall and carried 5-0-0.

D. APPLICATIONS TO BE ACCEPTED –

1. WET#1909(I) – SHAVEL, ESTATE OF – remove underground oil tank and replace with above ground oil tank in a regulated area at 134 Ridgefield Road.

2. WET#1910(S) – THROCKMORTON/PARISOT – construction of a new

dwelling and associated development within an upland review area at 294 Nod Hill Road.

Chairman Wong MOTIONED to accept WET#1909 and WET# 1910, SECONDED by Syd Gordon and carried 5-0-0..

E. APPROVED MINOR ACTIVITIES –

- 1. WET#1904(M) – WILSON** - The authorized activity consists of the replacement and expansion of an existing deck in a regulated area at 310 Hurlbutt Street

Ms. Sesto stated that that Mr. Conklin handled this application in her absence.

F. CORRESPONDENCE –

Request for Bond release WET#1710, 151 & 157 Old Ridgefield Road

Ms. Sesto explained that the bond money was \$180,337.00 and that Mr. Conklin had inspected the site and it is stabilized. She suggested that a letter be submitted by an engineer confirming that the system had been installed in accordance with the permit.

Richard Ziegler MOTIONED to release the bond money for WET#1710 in the amount of \$180,337.00 on the promise that the engineer verifies the system is constructed in accordance with the permit, SECONDED by Phil Verdi and carried 5-0-0.

Ms. Sesto requested a bond release for WET#1461 in the amount of \$2,500.00. She reported that the trees had all survived.

Richard Ziegler MOTIONED to release the bond for WET#1461 in the amount of \$2,500.00, SECONDED by Phil Verdi and carried 5-0-0.

G. OTHER APPROPRIATE BUSINESS –

1. Violations:

LATO – 10 Hearthstone Lane Citation

Ms. Sesto reported that Mr. Lato is a contractor who has been in violation more than once in Wilton. She described the condition of wood chips spread in the wetlands and covered up with sticks to hide them.

Acknowledging Mr. Lato's past violations it was the consensus of the commission to issue Mr.

Lato a citation and fine.

H. APPROVAL OF MINUTES

May 14, 2009

Mr. Verdi MOTIONED to approve the minutes of May 14, 2009 with a minor correction, SECONDED by Syd Gordon and carried 5-0-0.

I. APPLICATIONS READY TO BE REVIEWED – Cont.

1. WET#1901(S) – CHRISTENSEN - "corrective action" to restore a wetland and buffer at 37 Bob White Lane – cont.

Ms. Sesto felt that the demarcation boulders should be 15 feet apart and at the flagged corners, **whichever** was more frequent. Also, a grading as-built should be submitted showing spot elevations to confirm the grading is as it was stated it would be.

Richard Ziegler MOTIONED to approve WET#1901 with the General and normal Special conditions and the additional Special Conditions to include the items listed by Ms. Sesto, SECONDED by Syd Gordon and carried 5-0-0.

J. ADJOURN

Chairman WONG MOTIONED, to adjourn at 8:30, SECONDED by Mr. Gordon and carried 5-0-0.

Respectfully submitted,

Karen Padowicz
Recording Secretary