

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

WILTON INLAND WETLANDS COMMISSION

DATE: July 9, 2009
PLACE: Town Hall Meeting Room A
TIME: 7:30 P.M.

Present:

Frank Wong; Phil Verdi; Sydney Gordon; John Hall; Joe Fiteni; Jill Alibrandi;
Patricia Sesto, Director of Environmental Affairs; Robert Fuller, Esq.; Chad
Nehring, AIA; Jay Fain, Soil Scientist; Mark Andre, Enzo Trichillo; Mitchell and Ann
Kosh

Not Present: Richard Ziegler (Noticed of absence)

A. CALL TO ORDER

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

B. PUBLIC HEARINGS

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

Commissioner Hall recused himself.

Attorney Fuller requested granted an extension to the next scheduled meeting.

Chairman Wong MOTIONED to extend the public hearing period and carry WET#1898 over to the next scheduled meeting, SECONDED by Phil Verdi and carried 5-0-0.

Commissioner Hall was reseated.

- 2. WET#1905(S) – KOSH** – “after the fact” installation of a walkway, patio and dock and request to construct an addition, shed and associated site development

at 14 Hemmelskamp Road

Chad Nehring, agent reviewed the revised site plan that eliminated the proposed addition and moved the proposed shed to the edge of limit of lawn. He described the location of the proposed generator and underground propane tank. He explained that the proposed shed would be used to store outdoor furniture.

Patricia Sesto asked Mr. Nehring if the stone wall would follow along the perimeter of the limit of disturbance as approved in the original wetland permit. Mr. Nehring answered affirmatively and added that there would be plantings and the lawn area over the leaching fields would remain unmowed.

At the request of Mr. Hall, Ms. Sesto summarized the after-the-fact activities the applicant is seeking permits for.

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

There were none.

Chairman Wong MOVED to close the public hearing for WET#1905.

C. APPLICATIONS READY TO BE REVIEWED

1. **WET#1913(I) – BOEPPLE** – “emergency” septic replacement 50 feet from a wetland at 34 Ambler Lane.

Ms. Sesto reported that the repair had been completed already with nothing out of the ordinary.

Joe Fiteni MOTIONED to approve WET#1913 with the General Conditions, SECONDED by Phil Verdi and carried 6-0-0.

2. **WET#1915(I) – TRICHILO** – construct an addition to an existing dwelling in a regulated area at 46 Old Boston Road.

Site Visit Attendees: Chairman Wong, Joe Fiteni, John Hall, Jill Alibrandi, Phil Verdi, and Syd Gordon.

Mr. Trichilo, applicant, reviewed the proposed site plan to expand the existing garage out the back of the house and add a porch on the front. He explained that a ZBA variance was granted recently for the porch. The garage addition would be 12 X 22 feet.

Mr. Trichilo confirmed that only a small ornamental tree and some shrubs would be affected,

and these would be transplanted.

Phil Verdi MOTIONED to approve WET#1915 with General and normal Special Conditions, SECONDED by Syd Gordon and carried 6-0-0.

3. WET#1916(I) – CAMPBELL – landscaping, regrading and construct a stonewall in a regulated area at 97 Washington Post Road.

Site Visit Attendees: Chairman Wong, Joe Fiteni, John Hall, Jill Alibrandi, Phil Verdi, and Syd Gordon.

Jay Fain, agent, reviewed the existing property and the proposed landscaping. He explained that the retaining wall and regrading would stabilize the area. He requested permission to increase the lawn area where the existing pachysandra is growing and proposed to plant native plantings to improve the area between the lawn and woodlands.

Mr. Fain confirmed that no trees would be affected. He described the gutter and leader outlet configuration, noting that it will serve as a raingarden and infiltrate some water. The contractor is aware of the leaching fields and will make provisions to the fields.

Phil Verdi MOTIONED to approve WET#1916 with General and normal Special Conditions, SECONDED by Syd Gordon.

D. APPLICATIONS TO BE ACCEPTED –

1. WET#1917(I) – KAELIN – septic repair in a regulated area at 36 Saddle Ridge Road.

Chairman Wong MOTIONED accepted WET#1917, SECONDED by Phil Verdi and carried 6-0-0.

Ms. Sesto stated that Mark Andre was here to speak with the Commission concerning possible field changes to an existing permit at 21 Wolfpit Lane.

Mr. Andre reviewed the site plan and with improvements not previously approved. He reviewed the boulder demarcation location, retaining wall already completed and additionally requesting an inground propane tank.

The Commission determined that the items did not qualify as field changes and requested that a permit application be submitted and staff to issue a notice of permit violation.

E. APPROVED MINOR ACTIVITIES –

1. WET#1918(M) – THOESEN- replace existing deck and install a shed in a

regulated area at 31 Boulder Brook Road.

Ms. Sesto stated that the application in fact has not been approved. She has required a soil scientist flag the wetlands. This expense plus the survey may cause the applicant to withdraw the application.

F. APPLICATIONS READY TO BE REVIEWED – cont.

- 1. WET#1905(S) – KOSH** – “after the fact” installation of a walkway, patio and dock and request to construct an addition, shed and associated site development at 14 Hemmelskamp Road – cont.

Mr. Fiteni felt that the concerns at the previous meeting had been addressed which included the shed location, location of stone wall, stronger demarcation and unmowed lawn area with no fertilizers. He stated that he did not have a problem with the patio expansion but requested no more mulch be deposited in the woodlands.

Ms. Sesto listed the possible Special Conditions as follows; plantings installed by September 15, 2009, no further deposition of mulch, concrete lip removed from pond, patio may remain expanded and the dock can stay.

Syd Gordon MOTIONED to approve WET#1905 with General and normal Special Conditions, with the additional Special Conditions as listed by Ms. Sesto, SECONDED by Chairman Wong and carried 6-0-0.

G. CORRESPONDENCE –

Ms. Sesto read a request to release bond money for three separate permits at 5 Powder Horn Hill Road. She distributed photos of the site and explained that the site was not in compliance with the permits. Discussion ensued. It was the consensus of the commission that leaving the side yard as lawn was unacceptable and there were perhaps other areas of lawn that exceeded the approved limit of lawn. It was noted that certain aspects of the multiple bonds are not attributed to plants which may be eligible for release and that the Commission could deny the request as made, but suggest that a more detailed request be submitted to highlight those elements.

John Hall MOTIONED to deny the bond releases in the amounts of \$5,984.00 and \$5,200.00, SECONDED by Chairman Wong. The motion was carried 6-0-0. Staff was directed conduct a site inspection.

H. OTHER APPROPRIATE BUSINESS –

1. Violations:

NONE

I. APPROVAL OF MINUTES

May 28, 2009, June 25, 2009

June 25th minutes were not available

Chairman Wong MOTIONED TO approve the minutes for May 28, 2009, SECONDED by Jill Alibrandi and carried 6-0-0.

J. ADJOURN

Chairman WONG MOTIONED, to adjourn at 8:25, SECONDED by Syd Gordon and carried 6-0-0.

Respectfully submitted,

Karen Padowicz
Recording Secretary