

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

WILTON INLAND WETLANDS COMMISSION

DATE: July 23, 2009
PLACE: Town Hall Meeting Room A
TIME: 7:30 P.M.

Present:

Frank Wong; Sydney Gordon; John Hall; Joe Fiteni; Jill Alibrandi; Richard Ziegler
Patricia Sesto, Director of Environmental Affairs; Robert Fuller, Esq.; Tom Quinn,
Peak Engineers, LLC; Kate Throckmorton, Environmental Land Solutions, LLC; Ed
and Jane Bescherer; Mat Salinger

Not Present: Phil Verdi (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, agent, requested and was granted an extension to the next scheduled meeting and commented that the applicants prefer the Riding Club access.

Tom Quinn, agent, submitted revised drawings to the Commission. He compared the last approved site plan to the revised proposed plan.

Mr. Quinn stated that he has considered the comments from SNEW and the staff comments and offered to review the revisions.

Mr. Quinn stated that the composition of the driveway would be asphalt up to the flat courtyard area with permeable pavers in the flat courtyard instead of the previously proposed asphalt/gravel combination.

Mr. Quinn offered to move the swale up hill by 10 feet to increase the separation from the wetlands.

Mr. Quinn stated that the pavers being installed would decrease the volume according to the drainage calculations. He added that he would include concrete galleries in conjunction with the pavers. He reviewed the drainage calculations without a plan for maintenance.

Mr. Quinn explained that the distance from the wetland buffer on the permitted plan was 20 feet and now the proposed plan would be 55 feet from the wetland and that the driveway area has been reduced by 400 square feet.

Mr. Quinn stated that the house foot print has been reduced by 2,400 square feet and that it would reduce the requirements of the drainage system.

Joe Fiteni suggested that the system could be further up the hill.

Mr. Quinn responded to Mr. Fiteni by agreeing that if the house was turned and the square feet reduced, the system could be further up the hill.

Kate Throckmorton, agent, addressed the staff report and compared the approved plan with the proposed plan. She explained that the disturbance would be the same. She commented that the previously approved application did not include a maintenance plan for the infiltration system.

Ms. Throckmorton reviewed the buffer and limit of lawn from the approved application and indicated that the proposed plan includes a tall grass meadow where the lawn would be. She reviewed the demarcation and explained that it would be clearly marked and maintained and added that the installation of pavers would alleviate the concern for the gravel area eventually being paved.

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

Patricia Sesto stated that the improvement requirements 6 years ago when the approved previous application was approved, were not the same as today's requirements. She added that a lot has been learned concerning runoff maintenance since the last approved application so the comparison of the two applications would not be accurate.

Mr. Quinn stated that he felt that there would be no direct runoff into the wetlands with the proposed drainage plan.

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

Ed Bescherer, neighbor, expressed his concern for the drainage to his property and asked for an extension to give him a chance to review the revised plans submitted this evening.

Tom Quinn stated that a maintenance plan would be incorporated into the deed on record and stated that the new calculations meet the requirements and a draft declaration has been drafted.

Ms. Sesto stated that the maintenance plan would be required to be submitted and attached to the deed on record.

Mat Salinger, neighbor, read a letter that he and his wife submitted to the Commission.

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

Commissioner Hall was reseated.

C. APPLICATIONS READY TO BE REVIEWED

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

Ms. Sesto explained that the repair had already been done.

John Hall MOTONED to approve WET#1917, SECONDED by Joe Fiteni and carried 6-0-0.

D. APPLICATIONS TO BE ACCEPTED –

None

E. APPROVED MINOR ACTIVITIES –

- 1. WET#1920(M) – MACDONALD** – construction of an addition to a residence 75 feet from a wetland at 99 Twin Oak Lane.
- 2. WET#1921(M) – MCGRATH** – construction of a driveway and storm water management system in a regulated area in association with residential redevelopment at 82 Buckingham Ridge Road.

Ms. Sesto reviewed the applications.

F. APPLICATIONS READY TO BE REVIEWED – cont.

G. CORRESPONDENCE –

Ms. Sesto suggested that language be added to the regular special conditions to include drainage maintenance.

A discussion ensued.

The Commission agreed to add language to the special conditions in the resolutions moving forward.

Ms. Sesto read a request for a bond release for WET#1589 in the amount of \$500.00.

Jill Alibrandi MOTIONED to release the bond money in the amount of \$500.00 for WET#1589, SECONDED by Syd Gordon and carried 6-0-0.

Ms. Sesto read a request for a bond release for WET#1486 in the amount of \$3,000.00.

Chairman Wong MOTIONED to release the bond money for WET#1486 in the amount of \$3,000.00, SECONDED by Joe Fiteni and carried 6-0-0.

Ms. Sesto asked the Commission if a permit would be required for the reinstallation of electric lines in a wetland.

The Commission felt that a permit would not be required.

H. OTHER APPROPRIATE BUSINESS –

1. Violations:

Ms. Sesto reported that she had issued a verbal warning for 5 Powder Horn Hill Road and a letter of warning was not warranted at this time.

I. APPROVAL OF MINUTES

June 25, 2009, July 9, 2009

Richard Ziegler MOTIONED TO approve the minutes for June 25, 2009, SECONDED by Syd Gordon and carried 6-0-0.

Chairman Wong MOTIONED to approve the minutes for July 9, 2009, SECONDED by John Hall and carried 5-0-1, Richard Ziegler abstained.

J. ADJOURN

Chairman WONG MOTIONED, to adjourn at 8:30, SECONDED by Syd Gordon and carried 6-0-0.

Respectfully submitted,

Karen Padowicz
Recording Secretary