

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

WILTON INLAND WETLANDS COMMISSION

DATE: October 8, 2009
PLACE: Town Hall Meeting Room A
TIME: 7:30 P.M.

Present: Frank Wong; Joe Fiteni; Jill Alibrandi; John Hall; Phil Verdi; Richard Ziegler (by phone); Patricia Sesto, Director of Environmental Affairs; Karen Padowicz, Administrative Secretary; Tom Quinn, Peak Engineers; Timothy Geitz; Tom Nelson, McChord Engineering

Not Present: Sydney Gordon (Noticed of intended absence)

A. CALL TO ORDER

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

Chairman Wong scrambled the agenda.

A. APPLICATIONS READY TO BE REVIEWED

- 1. 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.

Richard Ziegler joined the meeting via teleconference.

Chairman Wong asked the Commissioners if there were any comments, corrections, or questions with the resolution of denial drafted by staff.

There were no comments or questions.

Joe Fiteni MOTIONED to adopt the draft denial of WET#1898, SECONDED by Jill Alibrandi and carried 5-0-0.

Mr. Ziegler left the meeting

Mr. Hall was reseated.

B. PUBLIC HEARINGS

1. WET#1924(S) – GEITZ – septic repair and a detached garage in a regulated area at 170 Ridgefield Road.

Patricia Sesto read the list of documents into the record.

Site Visit Attendees: Chairman Wong, Joe Fiteni, Jill Alibrandi and Phil Verdi.

Tom Quinn, agent, reviewed the proposed site plan. He explained that the current septic system is failing and the entire site east of Comstock Brook had been investigated for septic suitability. The yard behind the house had an inground swimming pool filled in, eliminating that portion of the yard. Test holes had been dug in other areas to the lawned area in the rear of the house, but only a leaching field suitable to support a two bedroom system would fit. This is inadequate to serve the current four bedroom house.

Mr. Quinn stated that the best location for the new septic would be in the wooded regulated area on the other side of the property where a conceptual B100a had been previously approved.

Mr. Verdi asked how many test holds were dug.

In response to Mr. Verdi's questions, Mr. Quinn further detailed the locations of the seven test holes in the rear yard. These holes were not shown on the map.

Mr. Quinn reviewed the second part of the application which is a plan for a detached garage that would be 26 feet from the wetland and 54 feet from the Comstock Brook. The garage would partially extend over the existing driveway resulting in a net increase of 490 square feet of impervious coverage. There would be a rain garden (200 square feet) that would mitigate runoff from the garage. In order to minimize grading impacts a high stem foundation wall measuring approximately 7 1/2 to 8 1/2 feet will be used. Two trees would be removed with the 18 "grade change for the proposed septic.

Ms. Sesto questioned the likelihood of impacting trees that are shown as being saved. The grading is too close and will likely result in those trees dying in the near future. She asked if it would be possible to pull the septic closer to the north to better protect the southernmost tree.

Mr. Quinn stated that he didn't think the tree would be impacted but that he would be willing to bring in the septic ten feet closer to the house.

Joe Fiteni acknowledged that moving the garage further from one wetland has brought it

closer to the brook.

Mr. Quinn stated that the location is central to both the wetland and the brook.

Jill Alibrandi asked why the garage couldn't be behind the house.

Mr. Quinn explained that in order to construct the garage behind the house, the area where the pool was filled would have to be excavated out and replaced with foundation fill. This would be disruptive.

Mr. Geitz, applicant explained to the Commission that the back of the house is the only lawned area on the property and would prefer to maintain it as such. He stated that having the garage in the back of the house would also require more driveway and walkways. The proposed garage would have two bays and a work shop area.

Mr. Hall stated that if the garage were constructed in the back of the house, some driveway could be removed to compensate for the new driveway.

Ms. Sesto stated that the applicant's preferred garage placement would disturb the wooded area and if the garage were placed in the back yard it would be disturbing a lawned area. She added that both locations were in a regulated area.

Discussion ensued regarding the feasibility of constructing a four-bedroom septic system to the rear of the house and/or the garage. Concern was expressed with disturbing the wooded area adjacent to the brook and wetland and the preference for utilizing the lawned areas of the property. The Commission requested alternatives be presented.

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

There were no questions or comments.

Chairman Wong continued the public hearing for WET#1924 to the next scheduled meeting.

B. APPLICATIONS READY TO BE REVIEWED

1. WET#1926(I) – RUBSAM – construct an addition in a regulated area at 60 Clover Drive.

Site Visit Attendees: Chairman Wong, Joe Fiteni, Jill Alibrandi and Phil Verdi.

Tom Nelson, McChord Engineering, described the proposed site plan. The proposal is to expand the footprint from 1,800 to 2,400 square feet with a second story expansion. Runoff will be directed to a rain garden, a silt fencing would be installed to delineate disturbance, tree protection is planned, and all the work will be outside the wetlands.

Ms. Sesto suggested that the applicant consider moving the existing shed out of the wetland.

Mr. Nelson offered to ask the applicant to do this and added that no trees will be removed.

Phil Verdi MOTIONED to approve WET#1926 with standard General and Special Conditions, SECONDED by John Hall and carried 5-0-0.

A. APPLICATIONS TO BE ACCEPTED –

John Hall made a MOTION to accept WET#1927, seconded by Jill Alibrandi, and carried 5-0-0.

B. MINOR ACTIVITIES –

1. WET#1917- THOESSEN – DENIED - build a shed in a regulated area Regulated area at 31 Boulder Brook Road

Ms. Sesto explained that the application had been abandoned by the applicant after staff requested additional information. Consequently, the application was denied for a lack of information.

C. CORRESPONDENCE –

Ms. Sesto presented a letter from an arborist for 37 Bob White Lane recommending that a tree within the wetland be removed. Ms. Sesto refreshed the Commission regarding the prior permit.

The Commission agreed to allow the tree's removal the tree, provided there is an appropriate replacement as determined by staff.

Ms. Sesto presented a bond release request for WET#1701 with a condition that an as-built be filed, in the amount of \$2,650.00.

Ms. Sesto presented a bond release request for WET1679 in the amount of \$1,100.00.

Ms. Sesto presented a bond release request for WET#1551 in the amount of \$4,000.00.

Jill Alibrandi MOTIONED to release WET#1701 with the condition of an as-built to be filed prior to the release of the \$2,650.00, WET#1679 in the amount of \$1,100.00 and WET#1551 in the amount of \$4,000.00, SECONDED by John Hall and carried 5-0-0.

Ms. Sesto reminded the Commission of the DEP training segments that are available and that the DEP requires one commissioner to attend each year.

D. OTHER APPROPRIATE BUSINESS –

P&Z CHZ#09317, Hansen, 19 Cannon Road, Zone Change from R-2A to DRB and the Cannon Crossing Overlay District.

Ms. Sesto described the location of the subject parcel, noting that it overlies a large aquifer. She explained that the maximum site coverage allowed in DRB is 80% as opposed to 12% in R-2A.

A discussion ensued regarding the considerations given to stormwater management over an aquifer and the alternate risk to the river. To stormwater infiltration threatens the aquifer and overland discharge threatens the Norwalk River. The less stormwater generated the better.

Phil Verdi MOTIONED to discourage the zone change for P&Z HZ#09317, SECONDED by Jill Alibrandi and carried 5-0-0.

E. APPROVAL OF MINUTES

September 24, 2009

Phil Verdi MOTIONED TO approve the minutes for September 24, 2009, SECONDED by Jill Alibrandi and carried 4-0-1, John Hall abstaining.

F. ADJOURN

Franklin Wong MOTIONED, to adjourn at 8:45, SECONDED by Joe Fiteni and carried 5-0-0.

Respectfully submitted,

Karen Padowicz
Recording Secretary