

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

## WILTON INLAND WETLANDS COMMISSION

**DATE:** October 22, 2009  
**PLACE:** Town Hall Meeting Room A  
**TIME:** 7:30 P.M.

Present: Joe Fiteni; Jill Alibrandi; John Hall; Phil Verdi; Sydney Gordon and Richard Ziegler; Patricia Sesto, Director of Environmental Affairs; Karen Padowicz, Administrative Secretary; Tom Quinn, Peak Engineers; Timothy Geitz; Steve Wander; Fred Harley; Otto Theall, Soil Scientist.

Not Present: Frank Wong (Noticed of intended absence)

### A. CALL TO ORDER

Richard Ziegler called the meeting to order at 7:30 p.m.

### B. PUBLIC HEARINGS

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

Patricia Sesto read documents into the record.

Site Visit Attendees: Joe Fiteni, Jill Alibrandi, Syd Gordon and Phil Verdi.

Tom Quinn, agent, reviewed the revised site plan, "Alternate 2". He explained that additional field work had been done and it was determined that a septic repair could be done in the back of the house instead of the originally proposed site in the front of the house.

Mr. Quinn included the additional request for an inground swimming pool that has an infinity edge and therefore would not require any grading on the downhill side.

Mr Quinn addressed the constraints of the driveway and responded to a concern regarding the potential of an apartment above the garage. He stated that the septic system proposed for the half bath above the proposed garage would be the state minimum required 1,000 gallon tank and the system would not be able to support an apartment or even a full bath.

In the previous proposal three trees were going to be removed. With the revised plan only two trees were in conflict. Mr. Ziegler pressed to see if those two trees could not be saved.

Mr. Quinn reviewed another site plan, "Alternate 4", that showed the proposed garage more forward towards the existing driveway, over the driveway pad. He explained that the leaching fields would be closer to the wetlands and that the birch tree would not be saved but the two beaches (18') would be.

Discussion ensued regarding various iterations to balance the design constraints, tree preservation, and wetland setbacks.

Mr. Quinn reviewed another alternative, "Alternate 3" and explained its pro and cons, the cons include it would cause more disturbance and would require a pumped system.

Discussions of the alternatives continued.

Phil Verdi, Mr. Ziegler, Mr. Gordon, and Mr. Hall concurred that stated that they preferred "Alternate 4" with the garage moved five feet to the southwest.

Mr. Ziegler asked the Commission and public if there were any more questions or comments.

There were none from the commission.

Mr. Wander, neighbor questioned regulations on traffic flow, which was determined to be a Planning and Zoning issue.

Tim Gietz, applicant submitted copies of letters from his immediate neighbors supporting his project and stated that he preferred "Alternate 2".

Ms. Sesto received confirmation from Mr. Quinn that there were no details on the proposed rain garden.

With no further questions, Mr. Ziegler closed the public hearing for WET#1924.

**2. WET#1925(S) – FINK – "emergency" septic repair in a regulated area at 51 Granest Ridge Road.**

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

Ms. Sesto reported that the septic system was failing and that a temporary permit had already

been issued.

Richard Ziegler closed the public hearing for WET#1925.

Phil Verdi MOTIONED to approve WET#1937, SECONDED by Syd Gordon and carried 6-0-0.

**C. APPLICATIONS READY TO BE REVIEWED**

None

**D. APPLICATIONS TO BE ACCEPTED –**

- 1. WET#1928(I) – O’HANDLEY – “emergency” septic repair 10 feet from an assumed wetland boundary at 21 Forge Road - north**

Phil Verdi made a MOTION to accept WET#1928, seconded by Syd Gordon, and carried 6-0-0.

**E. MINOR ACTIVITIES –**

Ms. Sesto stated that there were some permits issued and these would be included on the agenda of the next meeting.

**F. CORRESPONDENCE –**

Memorandum to the Inland Wetland Commission from Michael Conklin, Environmental Analyst dated October 14, 1009 requesting a bond release for WET#1737 in the amount of \$9,217.50.

Phil Verdi MOTIONED to approve release of the bond money for WET#1737, SECONDED by Syd Gordon and carried 6-0-0.

Memorandum to the Inland Wetland Commission from Michael Conklin, Environmental Analyst dated October 20, 1009 requesting a bond release for WET#1665 in the amount of \$2,750.00.

Memorandum to the Inland Wetland Commission from Michael Conklin, Environmental Analyst dated October 20, 1009 requesting a bond release for WET#1697 in the amount of \$8,360.18.

Memorandum to the Inland Wetland Commission from Michael Conklin, Environmental Analyst dated October 20, 1009 requesting a bond release for WET#1728 in the amount of \$5,000.00.

John Hall MOTIONED to approve release of the bond money for WET#1665, 1697 and 1798, SECONDED by Syd Gordon and carried 6-0-0.

Memorandum to the Inland Wetland Commission from Daphne White, Assistant Town Planner dated October 13, 2009 for application#191E, Montessori Assn. Inc., 34 Whipple Road.

Ms. Sesto explained that the drainage associated with the proposed additional parking was over 200 feet away from the receiving wetland/watercourse and the plan included a stormwater management plan. Her question was if the Commission thought it was a regulated activity.

The Commission was not inclined to regulate the proposed plan due to the distance to the wetland and comprehensive nature of the stormwater management plan.

Ms. Sesto presented a letter from the property owner at 121 Linden Tree requesting permission to construct a small barn to house goats and chickens. She explained that this would be under the "as of right" and a Declaratory Ruling should be drafted. The Commission agreed .

Ms. Sesto provided an overview of a violation that had occurred at 7 Ryders Lane and that a Minor "corrective action" Application had been submitted and asked the Commission if a Minor would be appropriate.

Mr. Harley, 7 Ryders Lane, explained to the Commission that eleven trees had been removed within an extended regulated area, two more were adjacent to the stream. He explained that the slope was eroding and wanted to filter in some sunlight to plant vegetation to stop the erosion.

Mr. Harley further described that the plan did not include replacing all of the trees and that the area will be vegetated with a meadow mix.

After some discussion, the Commission agreed that an application for a Minor Regulated Activity would be sufficient.

John Hall MOTIONED to approve WET#1931 with the General Conditions, the normal Special Conditions, and the additional Special Condition that the plan shall include a method to delineate the limit of lawn, SECONDED by Richard Ziegler and carried 6-0-0.

Ms. Sesto presented a request for a "field change" for the Dillon property at 273 Ridgefield Road. She described the site plan.

Otto Theall, agent, described the impact of the wetland. He explained that the proposed driveway relocation would be further away from the wetland than the existing driveway and added that it would be pervious.

Ms. Sesto stated that the contours on the site plan don't reflect what is actually at the site and offered to work with the engineer to resolve that difference.

The Commission agreed that the proposal would be a "field change" provided there would be no increase in impervious surfaces.

Phil Verdi MOTIONED to approve the "field Change" for WET#1777, SECONDED by Syd Gordon and carried 6-0-0.

**G. APPLICATIONS READY TO BE REVIEWED – cont.**

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

Ms. Sesto suggested a cross section and a planting plan and rain garden be provided on a revised plan reflecting the five foot relocation of the garage.

John Hall MOTIONED to approve WET#1924 with General and normal Special Conditions and the additional Special Conditions to include a revised site plan to include a cross section and planting plan of the rain garden and the revised site plan showing the relocation of the garage, SECONDED by Syd Gordon and carried 6-0-0.

**H. OTHER APPROPRIATE BUSINESS –**

**I. APPROVAL OF MINUTES**

October 8, 2009 minutes were not available.

**J. ADJOURN**

Richard Ziegler MOTIONED, to adjourn at 8:35, SECONDED by Jill Alibrandi and carried 6-0-0.

Respectfully submitted,

Karen Padowicz  
Recording Secretary