

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

## WILTON INLAND WETLANDS COMMISSION

**DATE:** December 10, 2009  
**PLACE:** Town Hall Meeting Room A  
**TIME:** 7:30 P.M.

Present: Frank Wong ; Jill Alibrandi; John Hall; Phil Verdi; Sydney Gordon and Richard Ziegler;

Also Present: Patricia Sesto, Director of Environmental Affairs; Karen Padowicz, Administrative Secretary; Attorney Clarissa Cannavino, Gregory & Adams, PC; Steve Trinkaus, Trinkaus Engineering, LLC; Brian Lasher; Mike Orda; Mrs. Hyatt; Pat Omara.

Not Present: Joe Fiteni (Noticed of intended absence)

### A. CALL TO ORDER

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

### B. PUBLIC HEARINGS

- 1. WET#1927(S) – KEENE & WILLIAMS** – four lot conservation subdivision in an upland review area at 388 Sturges Ridge Road.

Patricia Sesto read the list of documents into the record.

Site Visit Attendees: Franklin Wong, John Hall, Richard Ziegler, Jill Alibrandi, and Syd Gordon.

Richard Ziegler asked Ms. Sesto to confirm that the application as submitted is incomplete.

Ms. Sesto responded that yes there are pieces of information missing, but much of the substantive data was submitted.

Clarissa Cannavino, Esq., agent, described the history of the property and the description of the proposed division of the property into four lots. She pointed out the proposed open space that would connect two pieces of existing open space that abut the property to the north and south.

Attorney Cannavino addressed Ms. Sesto's staff report and offered revised site plans to the Commission. She introduced Steve Trinkaus.

Steve Trinkaus, agent, reviewed the site. He pointed out that the development would be entirely outside the regulated area on three lots. He described the soil makeup of the upland areas and stated that the courtyards would be pervious pavers and expanded on the proposed drainage and tree protection. The common driveway would be pitched to the south rather than the traditional crown configuration. The driveway drainage would pass over an engineered shoulder designed to infiltrate flows from smaller, most prevalent storms.

Ms. Sesto stated her concern for the drainage capacity of the site and requested engineering calculations be submitted to substantiate Mr. Trinkaus' description.

Mr. Trinkaus stated that over land flow would be absorbed within the lawn and meadow before reaching the wetlands and the roof drains would go to the rain gardens.

Ms. Sesto requested that a legend and tree protection detail be added to revised maps.

Richard Ziegler stated that the proposed house and leaching field on lot 4 is placed in an upland review area and he would prefer to see the house placed further up the slope and more fully preserve the wetland buffer. Discussion ensued regarding the development constraints of lot 4, the expectations regarding the limit of yard, and the potential options associated with house footprints and lot line placement. It was the consensus of the commission that more effort was needed to move the development out of the wetland buffer.

Ms. Sesto asked Mr. Trinkaus to provide grading for the rear yard. Mr. Trinkaus contested the need for such a detail, stating that he anticipated the ledge outcrop and sloping yard would be acceptable to a homeowner. Ms. Sesto disagreed and reiterated her request.

Jill Alibrandi requested more data on the site plan.

Ms. Sesto noted that only a list on plantings was insufficient to depict intent and requested a detailed planting plan.

Attorney Cannavino offered to submit a complete planting plan.

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.

Brian Lasher, Heritage Court, stated that he was concerned for the wetlands. He would like to feel confident that the drainage system would be maintained properly to protect the wetlands.

Mrs. Hyatt, Sturgess Ridge Road, asked Mr. Trinkaus of the development would impact her property.

Mr. Trinkaus answered Mrs. Hyatt by saying that her property would not be impacted by the proposed development.

Mike Orda, Heritage Court, stated that he would prefer to see the house on lot "4" further up the slope.

Pat Omara, Heritage Court, asked for clarification of elevation differences. There is a 50 foot drop from the high point on the site to an estimated low point at the southern property boundary.

Chairman Wong MOVED to carry WET#1927 to the next scheduled meeting in January.

#### C. APPLICATIONS READY TO BE REVIEWED

1. **WET#1928(I) – O'HANDLEY** – "emergency" septic repair 10 feet from an assumed wetland boundary at 21 Forge Road.

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

Phil Verdi MOTIONED to approve WET#1928 with General and any applicable special conditions, SECONDED by John Hall and carried 6-0-0.

#### D. APPLICATIONS TO BE ACCEPTED –

1. **WET#1932(S) – HATTENBACH** – construct tennis court and pool in a regulated area at 16 Middlebrook Road.
2. **WET#1933(S) – WOOD** – installation of an inground swimming pool, cabana and landscaping in a regulated area at 104 Olmstead Hill Road.
3. **WET#1934(S) – DRISCOLL** – construct an addition to an existing house and install new septic system in a regulated area at 149 Wolf Pit Road

John Hall made a MOTION to accept WET#1932, 1933 and 1934 seconded by Phil Verdi,

and carried 6-0-0.

**E. MINOR ACTIVITIES –**

- 1. WET#1929(M) – MARA** – rebuild and expand existing deck 40 feet from a wetland at 32 Hemmelskamp Road.
- 2. WET#1930(M) – SAFKO** – “after the fact” inground propane tank installation in a regulated area at 117 Middlebrook Road.

Ms. Sesto reported that they were nothing out of the ordinary.

**F. CORRESPONDENCE –**

Memorandum to the Inland Wetland Commission dated November 1, 2009 from Michael Conklin, Environmental Analyst requesting a partial bond release in the amount of \$5, 226.00 for WET#1795, Sutka, 100 Ruscoe Road.

Memorandum to the Inland Wetland Commission dated November 10, 2009 from Michael Conklin requesting a bond release in the amount of \$11,125.00 for WET#1749, 99 Twin Oaks Lane.

Memorandum to the Inland Wetland Commission dated November 16, 2009 requesting a bond release in the amount of \$2,896.00 for WET#1722, 43 McFadden Drive.

Memorandum to the Inland Wetland Commission dated November 20, 2009 from Michael Conklin, Environmental Analyst, requesting a bond release in full for WET#372, 330 Ridgefield Road.

Memorandum to the Inland Wetland Commission dated November 20, 2009 from Michael Conklin requesting a bond release in the amount of \$14,400.00 for WET#1849, 14 Hidden Lake Ridge Road.

Memorandum to the Inland Wetland Commission dated November 30, 2009 from Michael Conklin requesting a bond release in the amount of \$4,028.00 for WET#1855, 19 Danbury Road.

Memorandum to the Inland Wetland Commission dated December 1, 2009 from Michael Conklin requesting a bond release in the amount of \$10,000.00 for WET#988, 114 Vista Road.

Memorandum to the Inland Wetland Commission dated December 1, 2009 from Michael Conklin requesting a bond release in the amount of \$2,200.00 for WET#988, 116 Vista Road.

Memorandum to the Inland Wetland Commission dated December 1, 2009 from Michael Conklin requesting a bond release in the amount of \$19,580.00 for WET#988, 114 Vista Road.

Phil Verdi MOTIONED to approve partial bond release for WET#1795, and the bond releases for WET#1749, 1722, 373, 1849, 1855, 988, 988, 988, SECONDED by Franklin Wong and carried 6-0-0.

**G. OTHER APPROPRIATE BUSINESS –**

**H. MEETING CALENDAR – 2010**

Franklin Wong MOTIONED to approve the calendar year for 2010, SECONDED by Richard Ziegler and carried 6-0-0.

**I. ELECTION OF OFFICERS - 2010**

Chairman Wong thanked Richard Ziegler for his nine years of dedication and contribution to the Commission.

Phil Verdi MOTIONED to keep the slate the same for the chairman and the secretary, SECONDED by Richard Ziegler and carried 6-0-0.

Richard Ziegler MOTIONED to elect Phil Verdi as vice chairman, SECONDED by Franklin Wong and carried 6-0-0.

**1. Violations:**

Roginski            73 Vista Road – Notice of Violation

Ms. Sesto stated that the "corrective" action application is in process.

Ms. Sesto reported that a new violation will be sited on Twin Oak Lane.

**J. APPROVAL OF MINUTES**

**K. APPROVAL OF MINUTES – October 8, 2009 and October 22, 2009, Site Walk Minutes September 9, 2009 and October 4, 2009.**

Phil Verdi MOTIONED to approve the minutes of October 8, 2009, October 22, 2009, September 9, 2009 and October 4, 2009, SECONDED by Richard Ziegler and carried 6-0-0.

**L. ADJOURN**

Franklin Wong MOTIONED, to adjourn at 8:40, SECONDED by Richard Ziegler and carried 6-0-0.

Respectfully submitted,

Karen Padowicz  
Recording Secretary

DRAFT