

ENVIRONMENTAL PROTECTION COMMISSION
AGENDA
GENERAL MEETING AND PUBLIC HEARING
May 4, 2005

Wednesday, May 4, 2005

7:30 p.m.

Room 206
Town Hall

ITEMS ON THE AGENDA FOR THE GENERAL MEETING THAT ARE NOT COMPLETED BETWEEN 7:30 AND THE 8:30 PUBLIC HEARING MAY, IF TIME IS AVAILABLE, BE DISCUSSED AND/OR ACTED UPON AFTER THE PUBLIC HEARING PORTION OF THE MEETING. THE COMMISSION RESERVES THE RIGHT NOT TO START AGENDA ITEMS AFTER 10:30 P.M.

GENERAL MEETING

Old Business:

Discussion of Sediment and Erosion Controls for the Darien High School Project, EPC-49-2001, Board of Education, 80 High School Lane.

Requested modifications of permit for Wee Burn Country Club maintenance buildings and facilities.

EPC-23-2005, Attorney Kathryn Pasternak of Rucci, Burnham, Carta & Edelberg, LLP on behalf of Nicholas & Katherine Type, 22 Tower Drive, proposing installation of a fence around a swimming pool within a regulated area. The property is located on the south side of Tower Drive approximately 600 feet east of the intersection of Tower Drive and Mansfield Avenue and is shown on Tax Assessor's Map #1 as Lot #135.

EPC 24-2005, William Seymour & Associates on behalf of Paul & Susan McDowell, 37 Red Rose Circle, proposing replacement of an existing deck with a one-story addition over a crawl space and an on-grade blue stone patio and related site development activity within a regulated area. The property is located on the north side of Red Rose Circle approximately 320 feet east of the intersection of Red Rose Circle and Raymond Street and as shown on Tax Assessor's Map #31 as Lot #5-17.

EPC-25-2005, Thomas & Linda Hoyt, 17 Lynn Court, proposing construction of addition and related site development activity within the regulated area adjacent to the Noroton River. The subject property is located on the west side of Lynn Court approximately 550 feet west of the intersection of Lynn Court and Hoyt Street and as shown on Tax Assessor's Map #31 as Lot #20.

New Business

EPC-26-2005, Susan Farrington on behalf of 708 Hollow Tree Ridge LLC for property of Marguerite A. Davis, Trustee, 708 Hollow Tree Ridge Road, proposing demolition of a garage, construction of a pool and other redevelopment activities within regulated area. The property is located on the east side of Hollow Tree Ridge Road approximately 285 feet north of its intersection with Ox Ridge Lane and is shown on Tax Assessor's Map #2 as Lot #72.

EPC-27-2005, Binford Builders, LLC on behalf of Richard & Angela Bolduc, 89 Old King's Highway South, proposing construction of additions and a deck and related site development activities within regulated areas. The property is located on the southeast side of Old King's Highway South approximately 700 feet southwest of its intersection with Andrews Drive and is shown on Tax Assessor's Map #63 as Lot #79.

EPC-28-2005, Dot Kelly on behalf of James and Pamela Love, 17 Shipway Road, for clean-up work and other regulated activities within the conservation easement and the wetland regulated area. The property is located on the south of Shipway Road and east of Plymouth Road and north of Baywater Drive and is west of the house at 17 Shipway Road and is shown on Tax Assessor's Map #55 as Lot #125-A.

EPC-29-2005, Thomas and Elizabeth Dale, 49 Stony Brook Road, proposing renovation of an existing house including construction activities within regulated areas. The property is located on the west side of Stony Brook Road approximately 1,000 feet south of its intersection with Leroy Avenue and is shown on Tax Assessor's Map #19 as Lot #28.

EPC-30-2005, Shirley Nichols, Executive Director of the Darien Land Trust for maintenance activities within regulated areas on 5 properties owned by the Land Trust including sites on Heather Lane, Tokeneke Trail, Nearwater Lane, Tokeneke Road and Stephen Mather Road.

EPC-31-2005, Amy Reed, 24 LaForge Road, proposing additions and alterations to the residence and related site development activity within regulated area. The property is located on the south side of LaForge Road approximately 120 feet west of its intersection with Relihan Road and as shown on Tax Assessor's Map #44 as Lot #20.

EPC-32-2005, Robert F. Maslan, Jr., Esq. on behalf of Brenda B. Greene, 10 Runkenhage Road, proposing to revise the driveway and other site related activities within regulated areas. The property is located on the southeast side of Runkenhage Road approximately 400 feet southeast of its intersection with Tokeneke Trail and as shown on Tax Assessor's Map #69 as Lot #30.

EPC-33-2005, Divesta Civil Engineering Associates on behalf of Gordon Jelliffe, 77 Brookside Road, proposing division and development of property and related site development activities within regulated area. The property is located on the west side of Brookside Road at the southwest corner formed by the intersection of Granaston Lane and Brookside Road and as shown on Tax Assessor's Map #15 as Lot #19.

EPC-34-2005, Darryl and Nancy Briley, 1776 Boston Post Road, proposing installation of a portable spa and related site development activity within regulated areas. The property is located on the south side of the Boston Post Road approximately 50 feet west of its intersection with Old King's Highway South and as shown on Tax Assessor's Map #49 as Lot #51-B.

EPC-35-2005, Russell C. Joffe of Stony Hill Properties LLC, 8 Overbrook Lane, proposing additions and alterations to the residence and installation of a condenser unit and related site development activities within regulated areas. The property is located on the north side of Overbrook Lane approximately 1,100 feet east of Mansfield Avenue and as shown on Tax Assessor's Map #10 as Lot #8-A.

EPC-36-2005, Carole Tellini of Ashton Development LLC, 24 Lake Drive, proposing installation of a fence within regulated area. The property is located on the north side of Lake Drive approximately 1,000 feet west of its intersection with Hoyt Street and as shown on Tax Assessor's Map #30 as Lot #10.

EPC -37-2005, Rucci Burnham Carta Carello & Reilly LLP on behalf of Pieter Van Munching, 41 Hancock Lane, proposing additions and alterations to the residence, installation of a swimming pool and, if necessary, amendment of the wetlands designation on the Regulated Wetlands and Watercourses Map. The property is located on the north side of Hancock Lane approximately 850 feet east of its intersection with Hollow Tree Ridge Road and is shown on Tax Assessor's Map #2 as Lot #76.

Misc. Matters

Minutes of: February 2, 2005, review, revise, and adopt.
March 2, 2005, review, revise, and adopt.
April 6, 2005, review, revise and adopt

Status report on EPC 81 –2004 - Dianne Saitta, 16 Arrowhead Way. Request made for inspection of plantings.

Preliminary Discussion of Update/Revision of the Town's Inland Wetlands and Watercourses Regulations.

Status of previously issued Permits and ongoing construction projects

Any Other Business (Requires two-thirds vote of Commission)

Public Hearing to Commence at 8:30 P.M.

Continuation of Public Hearing regarding EPC-13-2005, Gloria Gouveia of Land Use Consultants on behalf of Everett C. Morrell, Jr., for property at 25 Brookside Road, proposing to

subdivide, regrade, and develop the property within the regulated area. The site is located on the west side of Brookside Road at the northwest corner formed by the intersection of Boston Post Road and Brookside Road, and is shown on Assessor's Map #16 as Lot #66.

Continuation of Public Hearing regarding EPC-18-2005, Glen Gate Company on behalf of Clinton Gartin, 22 Bates Farm Lane, proposing installation of a swimming pool, patio, fencing and landscaping within the regulated area. The property is located on the north side of Bates Farm Lane approximately 1500 feet north and east of the intersection of Bates Farm Lane and Brookside Road, and is shown on Assessor's Map #14 as Lot #28-5.

EPC-22-2005, Environmental Land Solutions on behalf of Colleen Felske, 28 Rocaton Road, proposing additions and alterations to the existing residence, new walks and driveway, and mitigation plantings and other site development activities within a regulated area. The property at 28 Rocaton Road is located on the north side of Rocaton Road approximately 800 feet southwest of the intersection of Rocaton Road and Leroy Avenue and is shown on Tax Assessor's Map 18 as Lot No. 41.

RESUME GENERAL MEETING AT CONCLUSION OF PUBLIC HEARING

If time allows, the Commission may deal with items on the General Meeting that have not already been addressed, plus

Discussion, deliberation and possible decision about the following:

EPC-13-2005, Gloria Gouveia of Land Use Consultants on behalf of Everett C. Morrell, Jr., for property at 25 Brookside Road

EPC-18-2005, Glen Gate Company on behalf of Clinton Gartin, 22 Bates Farm Lane

EPC-22-2005, Environmental Land Solutions on behalf of Colleen Felske, 28 Rocaton Road

Adjourn