

ENVIRONMENTAL PROTECTION COMMISSION  
AGENDA  
GENERAL MEETING AND PUBLIC HEARING  
June 1, 2005

Wednesday, June 1, 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:**

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.

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.

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-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.

Requested Modification of Permit EPC # 11-2005, Richard Miller, 42 Salisbury Road, regarding replacement of foundation

Requested Modification of Permit EPC # 84-2004, Mr. & Mrs. Durkovic, 2 Harriet Lane

Requested Review of minor maintenance work within Open Space on Three Wells Lane

**New Business**

EPC-38-2005, Environmental Land Solutions on behalf of Stephen & Shawn Swett, 7 Webster Valley Road, proposing landscape improvements including expansion of a lawn area, restoration plantings, and related site development activities within a regulated area. The property is located on the southwest side of the cul-de-sac for Webster Valley Road approximately 320 feet west of the intersection of Webster Valley Road and Hollow Tree Ridge Road, shown on Assessor's Map #23 as Lot #95.

EPC-39-2005, Tony Inch on behalf of David Martin and Ann Reed, 15 Libby Lane, proposing landscaping and regrading, and related site development activities within regulated areas. The property is located on the east side of Libby Lane approximately 540 feet north of the intersection of Libby Lane and Middlesex Road, shown on Tax Assessor's Map #9 as Lot #61.

EPC-40-2005, Holly Hurd, 106 Stephen Mather Road, proposing the construction of rear French doors with steps and stone walkway, and related site development activities within regulated areas. The property is located on the south side of Stephen Mather Road at the southeast corner formed by the intersection of Stephen Mather Road and Maplewood Drive, shown on Assessor's Map #1 as Lot #29

EPC-41-2005, William W. Seymour & Associates on behalf of Thomas H. & Debra M. Ritchie, 16 Stony Brook Road South, proposing the removal of a portion of an existing flagstone patio, the construction of an addition, and perform related site development activities within a regulated area. The property is located on the east side of Stony Brook Road South approximately 490 feet south of the intersection of Stony Brook Road and Stony Brook Road South, shown on Assessor's Map #19 as Lot #20.

EPC-42-2005, Scott & Laurie Tuck, 29 Tulip Tree Lane, proposing addition to and renovation of a single-family residence, and perform related site development activities within regulated areas. The property is located on the southwest side of Tulip Tree Lane approximately 768 feet west of the intersection of Raymond Street and Tulip Tree Lane, shown on Assessor's Map #33 as Lot #57A.

EPC-43-2005, William Maurer on behalf of Munson Properties, LLC, proposing plantings and perform related site development activities within regulated areas. The properties are located on the south side of Phillips Lane approximately 1,020 feet west of the intersection of Phillips Lane and Hoyt Street, shown on Assessor's Map #25 as Lots #113-1, #113-2, and #113-3.

EPC-44-2004, Jonathan & Kelley Blumberg, 47 Greenwood Avenue, proposing the installation of a shed and perform related site development activities within regulated areas. The property is located on the west side of Greenwood Avenue approximately 330 feet southwest of the intersection of Hoyt Street and Greenwood Avenue, shown on Assessor's Map #8 as Lot #155.

EPC-45-2005, Aquatic Control Technology, Inc. on behalf of William Cary, 259 Mansfield Avenue, proposing pond dredging and perform related site development activities within regulated areas. The property is located on the west side of Mansfield Avenue approximately 900 feet north of the intersection of Peach Hill Road and Mansfield Avenue, shown on Tax Assessor's Map #6 as Lot #141.

EPC-46-2005, Chad Nehring, Architect, Wilder Gleason, Attorney, and Henry T. Moeller, Soil Scientist, on behalf of Anthony & Dianne Covello, 34 Birch Road, proposing an addition and perform related site development activities within regulated areas. The property is located on the south side of Birch Road approximately 105 feet south of the intersection of Birch Road and Point O' Woods Road, shown on Tax Assessor's Map #11 as Lot #33.

EPC-47-2005, Steven E. Mickels of Mickels Landscape Inc. on behalf of Carl & Anita Mickels, 36 Lake Drive, proposing demolition and reconstruction of a single-family residence and perform site development activities within regulated areas. The property is located on the north side of Lake Drive approximately 1,100 feet south of the intersection of Lake Drive and Hoyt Street, shown on Assessor's Map #30 as Lot #3.

EPC-48-2005, Sara McCool of Ungemack-McCool Landscape Associates on behalf of Michelle & John Sini, 36 Birch Road, proposing landscaping activity including the tree removal and pruning, and perform site development activities within regulated areas. The property is located on the east side of Birch Road at the southeast corner of the intersection of Birch Road and Point O' Woods Road, shown on Assessor's Map #13 as Lot #32.

EPC-49-2005, Wilder Gleason Esq. of Gleason, Hill & Ambrette, LLC on behalf of Thomas L. Kelly, Jr., 58 Sunswyck Road, proposing lot subdivision, septic system, patio, stonewall, regrading and landscaping activity, and perform site development activities within a regulated area. The property is located on the east side of Sunswyck Road approximately 400 feet south of the intersection of Sunswyck Road and Tory Hole Road, shown on Assessor's Map #62 as Lot #22.

EPC-50-2005, Michael Sweeney of Sandak, Hennessey & Greco LLP on behalf of Alex M. Sandhaus, 42 Maywood Road, proposing construction of a stonewall, tree removal, and perform related site development activities within a regulated area. The property is located on the northeast side of Maywood Road approximately 300 feet north of the intersection of Dellwood Road and Maywood Road, shown on Assessor's Map #12 as Lot #5.

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

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

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.

### **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 -37-2005, Rucci Burnham Carta Carello & Reilly LLP on behalf of Pieter Van Munching, 41 Hancock Lane

#### **Adjourn**