

ENVIRONMENTAL PROTECTION COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
MINUTES  
May 6, 2015  
7:30 P.M.  
Room 206, Town Hall

Ms. Riccardo called the meeting to order at 7:30 P.M

Commission Members Present: Vickie Riccardo, Rick Rohr, Eric Joosten, Keith Kearney and Jim Millard

Staff: Jacobson

Reporter: Syat

Channel 79 recorded

Ms. Riccardo asked for a motion to revise the agenda to hear the applications to be scheduled for public hearing out of order. Mr. Joosten made the motion. Mr. Rohr seconded the motion and it passed 5-0.

Ms. Riccardo called the following agenda item:

EPC-14-2015, Kate E. & Tov B. Haueisen, 49 Greenleaf Avenue, proposing a replacement house within an upland review area. The site is shown on Assessor's Map #28 as Lot 3B.

Tom Quinn, P.E. represented the Applicants.

Ms. Riccardo said the Commission usually holds public hearings on replacement houses as being in the public interest.

Mr. Rohr asked for elevations of ground water relative to the bottom of the cultecs. He asked about the basement floor elevation and if the sump pump discharge was included in the cultec design.

Ms. Riccardo asked for a better maintenance plan for the drainage system.

The Commission requested the wetland flags be placed back on the property.

Mr. Rohr moved to schedule a public hearing for June 3. Mr. Joosten seconded the motion and it passed 5-0.

Ms. Riccardo called the next agenda item:

EPC-16-2015, Renato Gasparian, 61 Stony Brook Road, proposing grading and site disturbance within an upland review area related to construction of a replacement house. The site is shown on Assessor's Map #19 as Lot 30.

Mr. Gasparian represented himself.

Ms. Riccardo said the Commission usually holds a public hearing on replacement houses as being in the public interest, especially since the Planning & Zoning Commission will not hold a hearing on this project.

Mr. Rohr asked the Applicant to be prepared to address the sump pump.

Mr. Rohr moved to schedule a public hearing for June 3. Mr. Millard seconded the motion and it passed 5-0.

Ms. Riccardo called the next agenda item:

EPC-09-2015, James & Christi Hanson, 24 Lighthouse Way, proposing a house addition within an upland review area. The site is shown on Assessor's Map #53 as Lot #29.

Kathy Poirier, Architect, represented the Applicant. She said they are proposing a small addition of 190 square feet which will create a small amount of runoff. She said there is an existing buffer to Holly Pond of native roses.

Ms. Riccardo asked about tree removal. Ms. Poirier said they are only removing the privet hedge.

Mr. Millard moved to approve the application. Mr. Joosten seconded the motion and it passed 5-0.

Ms. Riccardo called the next agenda item:

EPC-10-2015, Jennifer Williams, 293 Hollow Tree Ridge Road, proposing house additions within an upland review area. The site is shown on Assessor's Map #26 as Lot #55.

John Martucci, P.E represented the Applicant. He said they are proposing approximately 400 square feet of disturbance in the upland review area. He said he is proposing two areas of cultic units. One for the addition and one for the driveway.

Ms. Riccardo asked for a drainage maintenance plan. Mr. Martucci said he will provide one.

Mr. Rohr asked for a planting plan equivalent to the disturbed area within the wetland lawn adjacent upland.

Mr. Joosten moved to approve the plan subject to a drainage maintenance plan and a planting plan. Mr. Millard seconded the motion and it passed 5-0.

Ms. Riccardo called the next agenda item:

EPC-11-2015, M. Campbell & Paget R. MacColl 22 Searles Road, proposing garage and pool construction and related site development within an upland review area. The site is shown on Assessor's Map #67 as Lot #87.

Jeff McDougal, L.S. represented the Applicants. He said they are removing the garage and constructing a new garage. He said all of the work is within 100 feet of Pound Gut which is part of Tokeneke Brook.

Mr. Rohr asked about the surface of the patio. Bo Malpass, contractor, said it would be bluestone in cement.

Mr. Rohr asked about the impervious surface area and if the size of the rain garden is adequate. Mr. Martucci said it was sized for the first one inch of runoff.

The Commission requested the Applicants come back with more information of the existing vs. proposed impervious areas to compare their location relative to Pound Gut. The Commission also requested more information on the rain gardens and a planting plan.

The Commission continued the application until June 3.

Ms. Riccardo called the next agenda item:

EPC-12-2015, Daniel & Amy Bradley, 27 Pasture Lane, proposing grading and site disturbance within an upland review area related to construction of a replacement house. The site is shown on Assessor's Map #51 as Lot #66.

Ms. Riccardo said that the Commission's usual practice is to have a public hearing on replacement houses, however, given the minimal area of activity regulated by EPC and the fact that the Planning & Zoning Commission will have a public hearing, she does not believe it would be necessary for the Commission to hold a public hearing also.

Kevin Quinlan, Architect, represented the Applicants. He said they are removing a portion of the driveway in the upland review area and replanting. All other work is outside the upland review area.

Mr. Rohr asked if there was a letter authorizing Mr. Quinlan to represent the Bradleys before the EPC.

The Commission tabled the application to allow Mr. Quinlan to contact his clients.

Ms. Riccardo called the next agenda item:

EPC-13-2015, John J. & Jeanne Marie Scura, 27 Brush Island Road, proposing grading and site disturbance within an upland review area related to construction of a replacement house. The site is shown on Assessor's Map #56 as Lot #16.

Ms. Riccardo said she does not believe a hearing would be necessary for the same reasons as the previous application, EPC-12-2015.

Tom Nelson, P.E. represented the Applicants. He described the septic system which will be located within 200 feet of Holly Pond. The only other activity within the 100 foot upland review area is the proposed rain garden which has been sized to treat the first flush of runoff.

Mr. Joosten moved to approve the application. Mr. Rohr seconded the motion and it passed 5-0.

Ms. Riccardo called the next agenda item:

EPC-15-2015, Robert & Stacy Sauerberg, 25 Birch Road, proposing porch construction within an upland review area. The site is shown on Assessor's Map #11 as Lot 1.

Matt Dougherty, Architect, represented the Applicants. He said they are proposing a porch 31 feet away from the regulated area. The porch will have 350 square feet of new coverage. He said the runoff will not be collected in gutters and leaders but will flow into a gravel trench at the base of the porch. He said the debris and logs on the Town property were removed.

Ms. Riccardo asked how wide the gravel trench would be. Mr. Dougherty said 2 feet. Mr. Rohr asked how deep it would be. Mr. Dougherty said four inches.

Mr. Joosten moved to approve the application. Mr. Millard seconded the motion and it passed 5-0.

The Commission returned to EPC-12-2015, Daniel & Amy Bradley, 27 Pasture Lane

Mr. Jacobson said he received an e-mail from the Applicants authorizing Mr. Quinlan to represent them.

Mr. Quinlan said they are removing a driveway and replanting the upland review area with native plants.

Ms. Riccardo asked them to relocate the proposed boulders outside of the 50 foot line from the wetland and to show that change on the site plan.

Mr. Joosten moved to approve the application with the revised boulder line. Mr. Rohr seconded the motion and it passed 5-0.

Ms. Riccardo called the public hearing to order.

Amendment of “Regulated Wetlands and Watercourses Map”, revised to incorporate specific site soil surveys approved by the Environmental Protection Commission. The Town amends its wetland boundary map periodically to reflect new information regarding soils and wetlands, and watercourses collected throughout the year.

Mr. Jacobson said the Commission updates their map approximately every year to eighteen months based on the new surveys obtained from Applicants.

There were no members of the public who wished to speak on this matter,

Mr. Joosten moved to close the public hearing. Mr. Rohr seconded the motion and it passed 5-0.

Mr. Rohr moved to adopt the proposed map changes. Mr. Joosten seconded the motion and it passed 5-0.

The Commission discussed a draft of a letter of support from the EPC for the Town’s grant application for the dredging of Upper Pond to be sent to the Long Island Sound Futures Fund.

Mr. Kearney moved to adopt the draft letter as revised. Mr. Joosten seconded the motion and it passed 5-0.

Mr. Joosten moved to approve the minutes of April 1 as amended. Mr. Kearney seconded the motion and it passed 4-0. Ms. Riccardo abstained.

Mr. Joosten moved to approve the minutes of April 15 as amended. Mr. Rohr seconded the motion and it passed 4-0. Mr. Kearney abstained.

Mr. Joosten moved to adjourn. Mr. Rohr seconded the motion, and it passed 5-0.

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Richard Jacobson  
Environmental Protection Officer