

ENVIRONMENTAL PROTECTION COMMISSION
REGULAR MEETING/PUBLIC HEARING
MINUTES
June 3, 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, Lucia Zachowski, Ed Sweeney, Keith Kearney, Jim Millard, and Eric Joosten

Staff: Jacobson

Reporter: Syat

Channel 79 recorded

Ms. Riccardo called the first 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 Applicant. He said they have clarified the plans since the last meeting. He said the current plan has a larger rain garden.

John Martucci, P.E. said the proposed 800 square foot rain garden will contain the first one inch of stormwater runoff. He said the proposed condition with the rain garden will be an improvement over the existing condition with no storm water treatment.

Mr. Joosten asked if the rain garden will be in the flood zone. Mr. McDougal said the rain garden will be at elevation 10. He said the flood level during hurricane Sandy was just over elevation 10. He said the rain garden is designed for smaller storms and will not flood at those times.

Ms. Riccardo asked about the large Cherry tree near the proposed pool. Mr. McDougal said they are planning on keeping it.

Mr. Millard moved to approve the application. Mr. Joosten seconded the motion and it passed 4-1. Mr. Rohr was opposed and Ms. Zachowski and Mr. Sweeney abstained.

Ms. Riccardo called the next agenda item:

EPC-17-2015, Mark Florian, 129 Five Mile River Road, proposing landscape improvements within an upland review area. The site is shown on Assessor's Map #67 as Lot #3B

Mark Florian represented himself. He said the landscaping is getting sparse in places and they would like to add additional plants to control erosion. He said the proposed steps will replace the stepping stones which are difficult to walk on.

Ms. Zachowski asked how they would gain access to do the work. Mr. Florian said the work would be done mostly by hand. Mr. Jacobson said he discussed with the Landscape Architect the use of a small bobcat type machine to carry in materials.

Ms. Zachowski moved to approve the application. Mr. Kearney seconded the motion and it passed 7-0.

Ms. Riccardo called the next agenda item:

EPC-18-2015, Michael & Brooke McKeever, 31 Miller Road, proposing a house addition and patio within an upland review area. The site is shown on Assessor's Map #29 as Lot #53

Steve Jones, Designer, represented the Applicant. He introduced John Martucci, P.E. He said they are proposing an addition and a patio. He said a portion of the addition is over an existing patio. He said approximately half of the area proposed to be disturbed will be within the upland review area.

Mr. Rohr asked if the basement has an existing sump pump. Mr. Jones said no. They will put one in for the new basement.

Mr. Martucci said he is confident there will be no groundwater issues.

Mr. Sweeney asked about the sump pump discharge. Mr. Martucci said the discharge will be directed to the cultecs.

Ms. Riccardo asked for the maintenance plan to be revised to add the maintenance of the cultecs. Mr. Martucci said he would revise.

Mr. Rohr asked if the cultecs could be moved to avoid a large tree. Mr. Martucci said they can relocate them.

Ms. Zachowski moved to approve the application with the revised maintenance plan and the revised Cultic location to avoid the tree. Mr. Joosten seconded the motion and it passed 7-0.

EPC-19-2015, Julie Pagnozzi, 87 Old Kings Highway South, requesting approval to leave fill and a stone wall placed for driveway improvements within an upland review area. The site is shown on Assessor's Map #63 as Lot #78.

Bob Calve, Fox Hill Builders represented the Applicant. He said he added the boulder retaining wall to improve the driveway access. He said they were not aware of the wetland in the neighbor's lawn.

Mr. Jacobson said the filling activity came to the Town's attention when the C.O. was requested. Because it is within 15 feet of the property line it will require a special permit from the Planning & Zoning Commission.

Mr. Rohr moved to approve the Application to keep the wall as constructed. Mr. Kearney seconded the motion and it passed 7-0.

Ms. Riccardo called the next agenda item:

George & Jill Sullivan, 235 Brookside Road, violation of conservation easement conditions. The site is shown on Assessor's Map #5 as Lot #17-B.

Mr. Sullivan represented himself. He said they cleaned up debris from the storm and ended up with grass. He said they will correct the violation within a week to 10 days.

Mr. Jacobson will review the progress prior to the July 1 meeting.

Ms. Riccardo called the following public hearing 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. He said he submitted a revised engineering report, maintenance plan and planting plan prepared by Kate Throckmorton L.A.. He said there are well drained soils in the rear of the proposed house where the septic system reserve area was previously prepared. He said the ground water elevations have been added to the test hole data. He said the sump pump flow will be directed to the infiltrators.

Kate Throckmorton described the planting plan to replace the Multiflora Rose that was removed. She said the plan provides for replacing any additional Multiflora Rose removed with native plants.

Ms. Riccardo asked about the two trees noted to be saved if possible. Mr. Quinn said they would be willing to replace them if they are damaged during construction and cannot be saved.

Ms. Riccardo opened the meeting for public comment.

Arjun Krishnamachar, 7 Waterbury Lane asked if the project will affect drainage on his property.

Mr. Quinn said his property is uphill of the subject property and there would be no impact.

Mr. Kearney moved to close the public hearing. Mr. Joosten seconded the motion and it passed 7-0.

Ms. Riccardo called the following public hearing 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.

Renato Gasparian represented himself. He introduced Richard Bennett, P.E. He said they are removing the parking area near the wetland. He said they brought in a backhoe to determine where the ledge is and they have situated the house to minimize ledge removal. He said Mr. Bennett will be able to answer any questions regarding the drainage.

Ms. Zachowski asked if they will need to blast. Mr. Gasparian said they don't expect to.

Ms. Riccardo opened the meeting for public comment.

Bob Weeks said he was concerned that there may be an increase in drainage onto his property.

Mr. Bennett said there will be less drainage from the subject property to the Weeks property because they are directing the roof runoff and most of the driveway runoff to the underground detention. He said they used the Town's "fresh meadow" approach which does not give credit for existing impervious surfaces. He said he could not state they will notice less water but the situation will not be made worse.

Mr. Weeks asked if the project would affect their well. Mr. Bennett said the wells are deep enough that there would be no impact.

Ms. Zachowski moved to close the public hearing. Mr. Joosten seconded the motion and it passed 7-0.

Mr. Kearney moved to approve the minutes of May 6 as amended. Mr. Joosten seconded the motion and it passed 5-0. Ms. Zachowski and Mr. Sweeney abstained

Mr. Joosten moved to add discussion of 7 Lantern Lane to the agenda. Mr. Sweeney seconded the motion and it passed 7-0.

Mr. Jacobson said the owners received approval from the Commission in April for a covered porch and an addition with storm water detention. He said the owners now wish to build only an open deck. He asked the Commission to authorize an administrative change to the permit. If in the future the owners wish to proceed with a roof on the deck and/or the addition, a building permit would trigger the permit condition requiring installation of the stormwater system

It was the consensus of the members that an administrative change would be appropriate.

The Commission proceeded to deliberate on EPC-14-2015, Kate E. & Tov B. Hauelsen, 49 Greenleaf Avenue

Mr. Kearney said he did not see any issues with the project.

Mr. Millard said he thought the presentation was professional and does not see any problems.

Ms. Riccardo suggested a condition to replace the two trees they will attempt to save, but are marked as possibly to be removed.

Ms. Zachowski moved to approve the application with the condition that replacement trees will be planted if the trees are removed. Mr. Joosten seconded the application and it passed 7-0.

The Commission proceeded to deliberate on EPC-16-2015, Renato Gasparian, 61 Stony Brook Road

Mr. Sweeney said he did not see any issues with the project and there is minimal work within the EPC jurisdiction.

Ms. Riccardo said a maintenance plan should be a condition of approval.

Mr. Joosten moved to approve the application with the condition requiring a maintenance plan. Mr. Millard seconded the motion and it passed 7-0.

Mr. Sweeney moved to adjourn. Ms. Zachowski seconded the motion, and it passed 7-0.

The meeting adjourned at 9:12 p.m.

Respectfully submitted,

Richard Jacobson
Environmental Protection Officer