

ENVIRONMENTAL PROTECTION COMMISSION  
REGULAR MEETING/PUBLIC HEARING

MINUTES

December 3, 2014

7:30 P.M.

Room 206, Town Hall

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

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

Staff: Jacobson

Reporter: Syat

Channel 79 recorded

Ms. Riccardo announced that the public hearing regarding the application of Sun Homes Darien, LLC for Kensett II, Wakemore Street, is postponed until January 7, 2015.

Ms. Riccardo called the following agenda item:

Chairman's update re: November 21, 2014 Correspondence from Attorney Wilder Gleason regarding 122 Delafield Island Road.

Ms. Riccardo acknowledged that the Commission received Attorney Gleason's letter and no additional action was taken. She said she anticipates the Planning & Zoning Commission will still take the lead in the review process for the property.

Ms. Riccardo called the following agenda item:

EPC-28-2014, John & Jodie Ruddy, 63 Old Kings Highway South, proposing deck construction in an upland review area. The site is shown on Assessor's Map #64 as Lot #135.

Mr. Jacobson said the Ruddys were unable to attend the meeting. He said Mr. Rohr had suggested there be a planting plan for the property. Mr. Jacobson said the Ruddys were receptive to plantings, and suggested the Commission could approve the application with the condition that staff approve a planting plan.

Mr. Joosten made a motion to approve the application with a condition that staff review and approve a planting plan. Mr. Millard seconded the motion and it passed 6-0.

Ms. Riccardo called the next agenda item:

EPC-29-2014, Peter Grant, 154 West Avenue, proposing new house construction in an upland review area. The site is shown on Assessor's Map #20 as Lot #17.

Jacek Bigosinski, Architect, represented the applicant. He provided revised drawings and engineering reports.

Ms. Riccardo said the Commission would hold a public hearing because of the new house construction and a hearing would be in the public interest.

Ms. Riccardo asked Mr. Bigosinski if the applicant would consider a conservation easement. Mr. Bigosinski said he would relay the request.

Mr. Rohr asked if the Applicant proposes a basement. Mr. Bigosinski said yes. Mr. Rohr asked for test hole data at the proposed basement elevation.

Mr. Joosten made a motion to schedule a public hearing on this application for January 7, 2105. Mr. Millard seconded the motion and it passed 6-0.

Ms. Riccardo called the next agenda item:

EPC-30-2014, Giovanni Gabriele, 2748 Boston Post Road, proposing construction, pavement removal and landscaping in an upland review area. The site is shown on Assessor's Map #54 as Lot #35.

Jay Keillor, P.E. represented the applicant. He said the Applicant is proposing to eliminate 10 parking spaces at Giovanni's restaurant, construct a porte cochere, and install approximately one eighth of an acre of new landscaping. He said the project will result in a decrease in runoff.

Mr. Sweeney moved to approve the application. Mr. Joosten seconded the motion and it passed 6-0.

Ms. Riccardo again announced the continuation of the following public hearing until January 7, 2015:

EPC-24-2014, Sun Homes Darien, LLC, 36, 42 & 48 Wakemore Street, proposing expansion of a residential community and construction within an upland review area. The site is shown on Assessor's Map #8 as Lot #'s 226, 227, 228, 229 & 230. (Continued from November 5)

Ms. Riccardo asked the Commission to consider the minutes of the December 3 meeting after discussing changes. Mr. Joosten moved to approve the Minutes of December 3 as amended. Mr. Millard seconded the motion and it passed 5-0. Mr. Sweeney abstained.

Mr. Kearney moved to approve the meeting schedule for 2015. Mr. Joosten seconded the motion and it passed 6-0.

Mr. Kearney nominated Ms. Riccardo for Chairman and Mr. Rohr for Vice-Chair. Mr. Joosten seconded the nominations. The Commission voted 6-0 to elect Ms. Riccardo and Mr. Rohr.

Ms. Riccardo nominated Mr. Joosten for Clerk. Mr. Rohr seconded the nomination. The Commission voted 6-0 to elect Mr. Mr. Joosten.

The Commission discussed updating contact information and the use of town e-mail addresses.

Mr. Kearney made a motion to adjourn. Mr. Joosten seconded the motion, and it passed 6-0.

The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Richard Jacobson  
Environmental Protection Officer