

ENVIRONMENTAL PROTECTION COMMISSION
SPECIAL MEETING/PUBLIC HEARING
MINUTES
June 12, 2013
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, Alan Armstrong, and Eric Joosten,

Staff: Jacobson

Court Reporter: Syat

Ms. Riccardo called the first agenda item:

EPC-38-2012, Redniss & Mead, Inc., on behalf of Steven Payne, 5 Dogwood Lane, requesting permit to retain existing drainage structures within an upland review area. The site is shown on Assessor's Map #64 as Lot #28. (Public hearing closed May 1)

Mr. Sweeney stated that he watched the DVD of the May 1 public hearing.

The Commission discussed the draft approval. Ms. Riccardo summarized the conditions. The Commission discussed the time frame and decided that four months would allow adequate time for the work before cold weather.

Mr. Joosten made a motion to approve the draft resolution. Ms. Shapiro seconded the motion and it passed 4-0.

Ms. Riccardo called the following public hearing item:

EPC-08-2013, Andrew & Melanie Wright, 5 Holly Lane, stone wall and fence construction in an upland review area. The site is shown on Assessor's Map #9 as Lot #147. (Continued from May 1).

Attorney Bruce Hill represented the applicant. He said the request for a fence on the wall is withdrawn. He said a slight increase in runoff will be managed by a perennial bed with gravel. He said an analysis of the storm water units show them to be functioning properly.

Ms. Riccardo asked about the Belgian block apron. Mr. Hill said they will set the blocks on stone. Greg Twardy, contractor, said they will use a stone dust bed.

Mr. Sweeney said the plan shows 3/8 gravel which should be what is used. Mr. Sweeny asked about the size of the weep holes. Mr. Twardy said they would be 1 foot by 1 foot with a gravel base.

The Commission discussed the need for tree replacement. In addition to the proposed trees, the applicant agreed to plant shrubs in the upland review area at a ratio of approximately three shrubs for each tree removed.

Ms. Riccardo opened the hearing for public comment.

Cheryl Russell, 17 Holly Lane, said she is concerned about tree removal. She said runoff will be created by the driveway. She said the stone wall is impervious.

Greg Twardy said nine trees are proposed to be removed. Three are in the wetland buffer area.

Denise Halstead, P.E. said that without the planting bed there would be a slight increase in runoff. She said with the planting bed and gravel there is more than enough storage.

Chris Rowland, West Avenue, said this is a problem area and there is a lot in the record of the previous application.

Mr. Hill said they are aware of the history of the property. He said their engineer has vetted the property and said the storm water management is working.

Mr. Sweeney asked if the pavers will exacerbate the problem. Ms. Halstead said the rain garden will handle the slight increase in runoff. She said there will be less runoff with the proposed trench drain.

Mr. Sweeney made a motion to close the public hearing. Mr. Joosten seconded the motion and it passed 4-0.

Ms. Riccardo called the following public hearing item:

EPC-15-2013, Urs & Amy Baertschi, 26 Stephanie Lane, proposing new house construction in an upland review area. The site is shown on Assessor's Map #8 as Lot #58.

Tom Nelson, P.E. represented the applicant. He said a small portion of the project is in the upland review area. He said the new house will have the same portion in the upland review area. He said the septic system is proposed to be removed. He said they considered the property to be undeveloped for the purposes of designing the storm water detention system.

Ms. Shapiro asked if there will be a sump pump. Mr. Nelson said the current house has a sump. The new sump will be directed to the proposed detention system.

Ms. Riccardo asked if the revised plans addressed the Town Engineer's comments. Mr. Nelson said yes. She said a maintenance plan will be required.

Mr. Sweeney asked about the ground water elevation. Mr. Nelson said it is below 30 inches.

Ms. Riccardo opened the hearing for public comment. No one from the public wished to speak.

Mr. Joosten made a motion to close the public hearing. Mr. Sweeney seconded the motion and it passed 4-0.

Ms. Riccardo called the following public hearing item:

EPC-16-2013, Margaret C. Hand, 25 Brush Island Road, proposing new house and septic construction within an upland review area. The site is shown on Assessor's Map #56 as Lot #17. Tom Nelson, P.E. represented the applicant. He said the existing house will be removed and they are proposing two lots. He said they are proposing underground detention to accommodate the first flush of runoff.

Ms. Shapiro asked about the water table elevation. Mr. Nelson said it is at least 7 feet.

The Commission discussed tree removal. Ms. Riccardo suggested that the Commission should require at least 2 to 1 tree replacement.

Ms. Riccardo opened the hearing for public comment. No one from the public wished to speak.

Mr. Sweeney made a motion to close the public hearing. Ms. Shapiro seconded the motion and it passed 4-0.

Ms. Riccardo called the following public hearing item:

EPC-19-2013, Arlene & Curtis Butler, 106 Stephen Mather Road, proposing house addition, driveway expansion, swimming pool, and pool house in a regulated area and upland review area. The site is shown on Assessor's Map #1 as Lot #29.

Beth Evans, Wetland Scientist represented the applicant. She introduced Lance Zimmerman, A.I.A. She said they are proposing house additions, a patio, and an in-ground pool. She said she reviewed the wetland delineation by Tom Pietras from a previous application and there have been no changes. The wetland is maintained as lawn with some wooded wetland. She said 2,340 square feet are proposed to be impacted and 7,500 square feet will be restored. She said one tree in the pool area is proposed to be removed. 9 trees and 65 shrubs are proposed to be planted.

Ms. Evans said there currently is no storm water management on the property. They are proposing two rain gardens for the house additions and pool.

Mr. Zimmerman said the increase in impervious surface is 1,600 square feet in the regulated area. There is no basement and no sump pump proposed.

Ms. Evans said the total new impervious surface is 2,900 square feet on the site. She said a conservation easement is proposed.

Mr. Joosten asked if there would be additional planting around the home. Ms. Evans said she assumes there will be a landscape plan.

Ms. Shapiro said the easement will need to be demarcated.

Ms. Riccardo opened the hearing for public comment. No one from the public wished to speak.

Michael Watts, Maplewood Drive, said he is concerned about displacement of water from the pool. He said the runoff from the site is currently directed to his property. Ms. Evans said they raised the pool to displace as little as possible. She said she does not believe runoff will be increased.

In light of Mr. Watts' concerns about the pool, and because the drainage report was just received, the Commission discussed keeping the hearing open. The applicants asked if the pool application could be separated from the building application to allow the building to proceed.

Mr. Jacobson said the Commission could modify the application to approve the house additions and eliminate the pool; however, the pool would have to be re-submitted as a new application and new public hearing. The applicants said they would prefer this approach rather than delay the application for the building until July.

Mr. Joosten made a motion to close the public hearing. Ms. Shapiro seconded the motion and it passed 4-0.

Mr. Joosten made a motion to approve the application with the modification that the activities related to the house are approved, and the pool, and related grading and structures, are to be removed from the plan.

Mr. Sweeney made a motion to adjourn. Mr. Joosten seconded the motion, and it passed 5-0. The meeting adjourned at 9:35 p.m.

Respectfully submitted,

Richard Jacobson
Environmental Protection Officer