

ENVIRONMENTAL PROTECTION COMMISSION
SPECIAL MEETING/PUBLIC HEARING
MINUTES
February 16, 2011
7:30 P.M.
Auditorium, Town Hall

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

Commission Members Present: Peter Hillman, Michael Tone, Pete Kenyon, Ed Sweeney, Wynne Shapiro

Staff Present: Jacobson

Court Reporter: Syat

Mr. Hillman called the following agenda item:

EPC-03-2011, William Shed & Jane Glassmeyer, 8 Woods End Road, proposing house addition and driveway removal in an upland review area.

Jeff McDougal, L.S., represented the applicant. He said a small part of the proposed addition is in the upland review area. The increase in impervious surface will be 55 square feet. They are proposing to remove some of the impervious driveway surface in the upland review area.

Mr. Hillman said the impacts in the upland review area appear to be beneficial. He asked if they would be willing to plant replacement trees for the tree to be removed. Mr. McDougal said they would.

Mr. Tone asked if the patio being removed is impervious. Mr. McDougal said it is. Mr. Tone asked him to describe the stream. Mr. MacDougal said it is channelized and typically dry in the summer.

Mr. Kenyon asked if they have done any test holes in the basement area. Matt Dougherty, Architect, said they had not. He said that a portion of the addition will be on a slab and a portion will have a crawlspace.

Mr. Tone asked if there is an existing sump pump. Mr. Dougherty said there is but he does not know how active it is.

Mr. Hillman suggested they provide test hole data and sump pump discharge location as a condition of approval, and a tree planting plan to be approved by staff.

Mr. Tone made a motion to approve the application with the above conditions. Mr. Hillman seconded the motion and it passed 5-0.

Mr. Hillman called the next agenda item:

EPC-45-2010, Patrick & Lauren Palomo, 104 Rose Lane, proposing house additions in an upland review area.

Mr. and Mrs. Palomo represented themselves.

Mr. Hillman said the planting plan looked good to him.

Mr. Palomo said they were tasked with providing a planting plan by the biologist, which they have done.

Mr. Tone made a motion to approve the application. Mr. Hillman seconded the motion and it passed 5-0.

Mr. Hillman called the next agenda item:

EPC-04-2011, Vikram Bhasker, 114 Colony Road, proposing to install a generator in an upland review area.

Dave Seuch, Electrical Contractor, represented the applicant. He provided a photograph of the generator in the location where it is proposed to be installed. He said they will place it on a fiberglass pad with no excavation required. They will install a gas line to the existing propane tank.

Mr. Sweeney made a motion to approve the application. Ms. Shapiro seconded the motion and it passed 5-0.

Mr. Hillman called the next agenda item:

EPC-01-2011, Kieran & Tiernan Cavanna, 38 Old Farm Road, proposing house additions in an upland review area.

Jeff McDougal, L.S., represented the applicant. He said the regulated area is Tokeneke Brook which is a brackish, tidally influenced watercourse at this property. He said they are adding an addition, decks, and a detached garage. He said they designed the rain gardens for water quality, not detention. The test holes in the rain garden locations did not show high groundwater.

Ms. Shapiro asked if the driveway will remain gravel. Mr. McDougal said yes.

Mr. Tone asked if the garage would have a basement. Mr. McDougal said it would be built on a slab but since the property is sloped it would have a storage area in the rear.

Mr. Kenyon asked if the new septic galleries would affect the tree roots. Mr. McDougal said he did not think they would but that they would move the galleries if they would affect the tree roots.

Mr. Hillman said he would like to have a maintenance plan for the rain garden. He made a motion to approve the application with a maintenance plan. Mr. Tone seconded the motion and it passed 5-0.

Mr. Hillman called the next agenda item:

EPC-02-2011, John D. Servidea, 14 Point O'Woods Road South, proposing a house addition in an upland review area.

Doug DiVesta, P.E. represented the applicant. He provided a revised plan which added a test hole location and test hole data. He said the project will remove pavement surface of 200 square feet and there will be a small increase in building coverage. They will remove a driveway drain that discharges to the wetland which will be an improvement. He showed a rendering of the proposed addition.

Mr. Tone asked if there would be any increase in flow from the discharge point. Mr. DiVesta said no.

Mr. Sweeney made a motion to approve the application. Mr. Hillman seconded the motion and it passed 5-0.

Mr. Hillman called the following public hearing item:

EPC-49-2010, Charlie Douglas, 0 Woods End Road (Northeast corner of Woods End Road and Sylvan Road) proposing new house construction within an upland review area.

Doug DiVesta, P.E. represented the applicant. He described the revisions made after the last public hearing including: Moving the sidewalk away from the pocket wetland; removing additional impervious surface area; moving the driveway further away from Tokeneke Brook by reducing the backup area; moving the sump discharge; removing the soil stockpile in the upland review area and enlarging the stockpile in the rear; adding trees along the Tokeneke corridor; adding ground cover to replace lawn over the sump pump detention; providing a clay barrier along the southerly property line adjacent to the underground galleries; and increasing the swale along the property line. He said they have reduced the disturbance area in the Tokeneke upland review area by one half to 6200 square feet.

Mr. Hillman asked if they have addressed the Ridders' concerns. Mr. DiVesta said yes, by providing the clay barrier and the swale.

Mr. Hillman asked if the clay barrier would require maintenance. Mr. DiVesta said no.

Mr. Hillman asked Mr. Douglas about the advertisement in the newspaper for the property and the picture of the house. Mr. Douglas said it was for marketing purposes. He said he would provide the architect's renderings for the house.

Mr. Hillman asked about the point of Mr. Douglas listing house sizes in the area. Mr. Douglas said it was to show the house conforms to other houses in the area.

Mr. DiVesta said the revised plan reduces the disturbance area by three times from the original plan and there has been a reduction in impervious surface area.

Ms. Shapiro said she does not think the house is too large for the lot. She said she is concerned about groundwater displacement. There was a discussion of the groundwater and the function of the clay barrier to direct water toward Tokeneke Brook.

Mr. Hillman opened the hearing to public comment.

Miles Ridder, Birch Road, said the sump pumps in his basement are running now. He said he is still concerned about getting additional water to his property.

Christian Reckman, Sylvan Road, said he is concerned with the high water table in the neighborhood and with tree removal. Mr. DiVesta described the trees proposed to be removed and the trees to remain. He said there will be well over a 2:1 replacement ratio.

Mr. Hillman said there is no 100% guarantee for the Ridders not having additional water problems. Mr. DiVesta said he is confident the Ridders will have less water flowing to their property.

The Commission held the public hearing open to receive the summary of Mr. DiVesta's plan changes and the architectural drawings.

Planning & Zoning Commission Referrals:

Mr. Jacobson said the P & Z Commission has requested EPC provide comments on the proposed new house construction at 144 Five Mile River Road. Ms. Shapiro will review the referral.

Mr. Hillman made a motion to approve the minutes of January 5 as amended. Mr. Kenyon seconded the motion and it passed 5-0.

Mr. Kenyon made a motion to adjourn. Mr. Sweeney seconded the motion and it passed unanimously. The meeting adjourned at 9:35 P.M.

Respectfully submitted,

Richard Jacobson
Environmental Protection Officer