

ENVIRONMENTAL PROTECTION COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
MINUTES  
May 5, 2010  
7:30 P.M.  
Room 206, Town Hall

Commission Members Present: Craig Flaherty, Michael Tone, Wynne Shapiro, Rick Rohr

Staff Present: Richard Jacobson

Court Reporter: Bonnie Syat

Recorded by Channel 79

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

Mr. Flaherty announced that the public hearings for 9 Mansfield Place and 29 Plymouth Road will be opened and immediately continued until May 19 due to a lack of a quorum.

Mr. Flaherty called the following agenda item.

EPC-11-2010, Villager Pond, Inc., Phillip Dolcetti, Daniel Dolcetti & Robert Bewkes, proposing to amend the Regulated Wetlands and Watercourses Map and request to amend conservation easement. The site is shown on Assessor's Map #14 as Lot #28-5A.

The Commission postponed discussion regarding the request to modify the conservation easement. The request to amend the wetland map will require a public hearing. The Commission scheduled the hearing for June 2, 2010.

Mr. Flaherty called the next agenda item.

EPC-03-2010, 83 Camp Avenue, Wei Wu & Jue Wang, proposing house addition and driveway within an upland review area. The site is shown on Assessor's Map #8 as Lot #77.

Steve Trinkaus, P.E. represented the applicant. He described the plan changes to the rain gardens and infiltration trenches made in response to the Commission's questions and questions from Darren Oustafine, Assistant Director of Public Works.

Mr. Flaherty and Mr. Trinkaus discussed the design assumptions and the infiltration rates in the rain gardens and biofiltration trenches.

Mr. Tone asked about the driveway surface. Mr. Trinkaus said it was gravel but for the purpose of the drainage calculations he assumed it would be pavement.

Ms. Shapiro asked if there was filling required for the driveway. Mr. Trinkaus said none was required.

Mr. Tone made a motion to approve the application subject to a planting plan and a maintenance plan. Mr. Rohr seconded the motion and it passed 4-0.

Mr. Flaherty called the first public hearing item:

EPC-06-2010, Jon & Caroline Schoudel, 29 Plymouth Road, proposing a replacement house within an upland review area. The site is shown on Assessor's Map #57 as Lot #40.

Ms. Shapiro was recused for this application.

Mr. Flaherty made a motion to continue the hearing to May 19. Mr. Rohr seconded the motion and it passed 3-0. Ms. Shapiro abstained.

Mr. Flaherty called the following next public hearing item.

EPC-02-2010, 9 Mansfield Place, 10 Brown Street, LLC, proposing house demolition and new house construction within an upland review area. The site is shown on Assessor's Map #10 as Lot #67 & 68

Mr. Rohr was recused for this application.

Mr. Flaherty made a motion to continue the hearing to May 19. Ms. Shapiro seconded the motion and it passed 3-0. Mr. Rohr abstained.

Mr. Flaherty called the next agenda item.

EPC-08-2010, David & Tina Madon, 15 Shennamere Road, proposing a patio within an upland review area. The site is shown on Assessor's Map #68 as Lot #10.

Mrs. Madon represented the applicant. She said she provided a revised plan showing the preferred alternate wall and silt fence.

Mr. Flaherty said he thought the Commission's concerns were fully addressed. He made a motion to approve the application. Mr. Tone seconded the application and it passed 4-0.

Mr. Flaherty called the next agenda item.

EPC-09-2010, Townsend & Eileen Smith, 54 Stony Brook Road, proposing removal of invasives and replanting within a regulated area. The site is shown on Assessor's Map #18 as Lot #80.

There was no one present representing the applicant. Mr. Jacobson described the proposal as a beneficial wetland enhancement.

Mr. Tone made a motion to approve the application. Mr. Flaherty seconded the motion and it passed 4-0.

Mr. Flaherty called the next agenda item.

EPC-10-2010, Reed & Renee Schwandt, 10 Coachlamp Lane, proposing an addition within an upland review area. The site is shown on Assessor's Map #10 Lot #33-31

Mark Lebow, L.S. represented the applicant. He described the proposed addition. He said they have not proposed stormwater detention because of the small size of the addition.

It was the consensus of the Commission that some provision for runoff be provided. This could involve a rain garden for a portion of the existing roof water to offset the proposed addition. Staff will work with the applicant to address this.

Mr. Rohr made a motion to approve the application with a rain garden to be approved by staff. Ms. Shapiro seconded the motion and it passed 4-0.

Mr. Flaherty called the next agenda item.

EPC-12-2010, Stuart Smith, 7 Buttonwood Lane, proposing landscaping and portion of terrace within an upland review area. The site is shown on Assessor's Map #5 as Lot #7.

Tara Vincenta, Landscape Architect represented the applicant. She described a small terrace expansion. The terrace will be converted to pea stone. The approved pool will not be constructed and a smaller spa will take its place. They will be providing additional wetland enhancement plantings.

Mr. Rohr asked about the wall to be removed outside of the upland review area. Ms. Vincenta said the owners wish to open the view to the property they own beyond the wall.

It was the consensus of the Commission that the proposal would have a net benefit to site wetlands.

Mr. Tone made a motion to approve the application. Mr. Flaherty seconded the motion and it passed 4-0.

Mr. Flaherty called the next agenda item.

EPC-13-2010, Susan & Mark Luecke, 47 Echo Drive North, proposing filling and grading within an upland review area. The site is shown on Assessor's Map #30 as Lot #66.

Dean Martin, P.E. represented the applicant. He said they are proposing to fill within the floodplain to protect the basement from flooding. They are proposing a garage and house additions outside the upland review area. The increase in runoff will be directed to an infiltration system. He described the regulated activities including 3,100 square feet of disturbance in the upland review area.

Mr. Flaherty asked if the owners have experienced flooding. Mr. Martin said no. Mr. Flaherty asked if they had done soil testing. Mr. Martin said they did a perc test at the bottom depth of the system of two feet and rate was 1" in 10 min.

Mr. Rohr asked about the driveway surface. Mr. Martin said it would be paved.

Mr. Flaherty asked what about the increase in impervious surface. Mr. Martin said 1,345 square feet.

Mr. Flaherty asked if there would be a full basement for the addition. Richard Wood said the portion of the new addition in the front of the house would have a basement. Mr. Flaherty asked if the existing basement has a sump pump. Mr. Wood said no, and one is not proposed for the new addition.

Mr. Flaherty asked about the lawn and playset on the adjoining property. Mr. Wood said they would relocate the playset. Mr. Flaherty said he would like to see a demarcation of the property line. Mr. Wood said they could do that.

Mr. Flaherty said there would be a decrease in runoff under the proposed conditions.

Mr. Tone made a motion to approve the application with the conditions that the playset be relocated, the property line will be demarcated and the grass area will be replanted. Mr. Flaherty seconded the motion and it passed 4-0.

Mr. Flaherty called the next agenda item.

EPC-14-2010, Stephen Barrett, 20 Maywood Road, proposing a fence within a regulated area and upland review area. The site is shown on Assessor's Map # 12 as Lot #15.

Mr. Barrett represented the applicant. He said they are proposing a split rail fence to keep their children from running into the street.

Mr. Tone asked if any trees will be removed. Mr. Barrett said none.

Mr. Rohr asked if they could locate the fence along the lawn edge in the rear. Mr. Barrett said they would. Mr. Flaherty suggested a condition that the rear fence be staked and inspected by staff before installation.

Mr. Tone said the fence would installation would require minimal disturbance and the type of fence proposed will not create an obstruction to wildlife.

Mr. Tone made a motion to approve the application. Mr. Flaherty seconded the motion and it passed 4-0.

Mr. Flaherty called the next agenda item.

Request for bond release: EPC-70-2003, Castlegate Corporation, 6 Point O'Woods South.

Staff recommended release of the bond. Mr. Flaherty made a motion to release the bond. Mr. Tone seconded the motion and it passed 4-0.

The Commission discussed Planning & Zoning Commission referrals. Mr. Rohr will review 7 Tokeneke Trail and provide comments if any. The YMCA will not be constructing the building within 100 feet of Holly Pond as originally approved by the EPC. The Commission will recommend that the drainage and planting plan from the original application be required. Mr. Tone will review the plan.

Minutes of previous meetings:

Mr. Tone made a motion to approve the minutes of April 7, 2010. Ms. Shapiro seconded the motion and it passed 4-0.

Mr. Rohr made a motion to adjourn. Mr. Tone seconded the motion and it passed unanimously. The meeting adjourned at 9:20 P.M.

Respectfully submitted,

Richard Jacobson  
Environmental Protection Officer