

ENVIRONMENTAL PROTECTION COMMISSION
REGULAR MEETING MINUTES

March 2, 2016

7:30 P.M.

Room 206, Town Hall

Mr. Joosten called the meeting to order at 7:30 P.M

Commission Members Present: Eric Joosten, Ed Sweeney, Susan Mackenzie, Lucia Zachowski, Jim Millard, and Keith Kearney

Staff: Jacobson

Reporter: Syat

Mr. Joosten called the following agenda item:

EP-09-2016, Dr. Daniel Brenner, Superintendent, Darien Public Schools, 80 High School Lane, proposing to expand an artificial turf field (Stadium Field East) into an upland review area. The site is shown on Assessor's Map #9 as Lot# 80 & 81.

Joe Canas, P.E. represented the Applicant. He described the proposed turf field expansion. He said the revisions to the plan increase the turf field area previously approved by the EPC.

He said they are compensating for fill in the floodplain. He said they are increasing the size of the detention basin.

Mr. Sweeney asked about the previous application and the issue of Zinc leaching. Mr. Canas said they are looking at different fill mediums.

Ms. Zachowski asked if they are providing additional plantings. Mr. Canas said they will within the wet portion of the detention basin.

Craig Flaherty, P.E. said he is in the process of reviewing the plans on behalf of EPC and P&Z. He asked what the surface will be to the west of the field. Mr. Canas said it will be seeded with a meadow mix.

Mr. Flaherty asked if the existing fence will be removed. Mr. Canas said it will remain. Mr. Flaherty asked that they look at the obstruction potential in light of the FEMA LOMR and provide a cross section of the area from that study.

Mr. Sweeney moved to find that a public hearing would be in the public interest and schedule the hearing for April 6. Mr. Kearney seconded the motion and it passed 6-0.

Mr. Joosten called the following agenda public hearing:

EPC-02-2016, Everett Schenk, 19 Salisbury Road, proposing site development related to a new single family home within an upland review area. The site is shown on Assessor's Map #1 as Lot #101.

Doug DiVesta, P.E. represented the Applicant. He introduced Louis Fusco, Landscape Architect.

Mr. DiVesta provided revised plans and explained the revisions.

Mr. Fusco provided photos of flow across the property during a rain storm. He described the proposed dry stream bed to increase storm water capacity. He described the proposed wetland enhancement plantings.

Mr. DiVesta said he has provided revised plans to Mr. Canas and Mr. Flaherty. He reviewed his responses to Mr. Flaherty's letter.

Ms. Zachowski asked if they could create a new discharge across Salisbury Road. Mr. DiVesta said he did not think DPW would allow it and it would require extensive analysis of downstream conditions.

Mr. Joosten opened the hearing for public comment.

Kevin Kulak, Pembroke Road, said he had sent a letter regarding his concerns. He said the area overflows frequently. He said the pipe across 54 Pembroke is not maintained.

Craig Flaherty, P.S. said he is representing the Viestas at 9 Salisbury Road and The Tabascheks at 25 Salisbury Road. He provided an aerial photo of the watershed to show the challenges of designing for these properties. He said the concern for the Viestas is that the septic fill will pinch flow. He said the Tabascheks are concerned with making their problem worse.

Mr. Fusco said he believes the swale will add storm water capacity.

The Commission continued the public hearing to April 6.

Mr. Joosten called the following public hearing item:

EPC-07-2016, Suzanne H. Okie, 10 Raiders Lane, proposing construction related to a four lot subdivision within upland review areas. The site is shown on Assessor's Map #70 as Lot #17, 18 & 19.

Attorney James Murphy represented the Applicant. He introduced Mrs. Okie, Chris Dubuque, P.E., Fred Mascia, P.E. and Matt Popp, L.A., PWS

Mr. Murphy provided an overview of the project. He said they are not proposing any wetland disturbance and minimal impacts within the 50 foot upland review area.

Mr. Popp described the ten acre parcel he studied, including a separate parcel only partially owned by Mrs. Okie. He described the wetlands on the subject property, the wetland types and their functions and values.

Mr. Popp reviewed alternative subdivision designs of six and seven lots on the entire ten acres. He then described the alternative designs considered for just Mrs. Okie's parcels. He said they rejected a design with a wetland crossing. He said the proposed design will avoid wetland impacts and provide boulder demarcation of the site disturbance limit and enhancement plantings. He said they will also remove invasive species.

Ms. Zachowski asked about runoff to the wetland on Lot A. Mr. Popp said they can install a shallow swale for the minor amount of runoff from an area proposed to be lawn.

Mr. Dubuque reviewed the drainage and septic design.

Fred Mascia, P.E. described the process of the engineering design and alternative analysis.

Mr. Joosten opened the hearing to the public.

Attorney Robert Maslan said he represents George Ratcliff. He said no subdivision map was provided but he thinks the open space layout may need to change which may alter the lot design. He said there are boulders proposed near the wetland adjacent to the Ratcliff property and they are concerned with what is proposed between the wetland and the boulders.

The Commission continued the public hearing to April 6.

Mr. Joosten called the following public hearing item:

EPC-08-2016, John D. Hertz, 131 Hollow Tree Ridge Road, proposing construction related to a self-storage facility within a regulated wetland and an upland review area. The site is shown on Assessor's Map #48 as Lot #3.

Doug DiVesta, P.E, represented the Applicant. He introduced Matt Popp, L.A. PWS. He described the site and the isolated wetland pocket as being described by the soil scientist and low in functions and values.

Matt Popp described the proposed planting plan in the proposed wetland and the adjacent upland.

Ms. Zachowski asked how much topsoil will be brought in for the wetland and detention basin. Mr. Popp said approximately 18-24"

Ms. Zachowski move to approve the application subject to conditions that will be set forth in the approval to be sent to the applicant. Ms. Mackenzie seconded the motion and it passed 6-0.

Mr. Joosten announced that the following agenda item is continued to April 6:

Notice of Encroachments within a Conservation Easement, Donald & Susan Young, 455 Mansfield Avenue.

Ms. Zachowski moved to add to the agenda a request from Roberge Associates to grant the owners of 58 Sunswyck Road permission to access the open space parcel to make repairs to the existing seawall. Mr. Sweeney seconded the motion and it passed 6-0.

Mr. Jacobson said the DEEP permit has been issued for the work and requires consent for access from the EPC as a condition of the approval.

Mr. Kearney moved to grant permission for the access. Mr. Sweeney seconded the motion and it passed 6-0.

Mr. Jacobson said the public hearing regarding updating the Wetlands and Watercourses Regulations is scheduled for April 6.

Mr. Sweeney moved to approve the minutes of January 6 as amended. Ms. Mackenzie seconded the motion and it passed 5-0. Ms. Mackenzie abstained.

Mr. Millard moved to approve the minutes of February 2 as amended. Ms. Mackenzie seconded the motion and it passed 5-0. Mr. Kearney abstained.

Mr. Sweeney moved to adjourn. Ms. Zachowski seconded the motion and it passed 6-0.

The meeting adjourned at 10:35 p.m.

Respectfully submitted,

Richard Jacobson
Environmental Protection Officer