

MINUTES

Tuesday, November 4, 2003
8:00 p.m. – Old Town House

Present: David Pattee, Chairman; Jeremiah Ross; William Hill; Joseph Beres; Victor DeMasi; Wallace Perlman.

Absent: Frederick Schroeder

The Chairman called the meeting to order at 8:00 p.m.

I. APPROVAL OF MINUTES -Meeting of October 7, 2003

On the motion of W. Perlman and the second of J. Beres, the Commission voted to approve the October 7, 2003 Minutes. W. Hill abstained.

II. REFERRAL FROM ZONING

Application for a Special Permit for Affordable Housing, Stuart A. Herman, 313 Newtown Turnpike. Discussion 10/7/03.

Atty. Neil Marcus was present for the applicant. D. Pattee noted receipt of a memo from Bob Oley regarding the pervious areas and stating that the building envelopes are basically unchanged.

The difference between the septic system requirements for a five-bedroom house and the requirements for five bedrooms in a three-unit condo were discussed.

Mr. Marcus was requested to obtain information regarding pavers in the parking area and the septic size for discussion at the next meeting.

III. REGULATORY

Application #03-41, Michael Cornish (owner), Curnan Inc. (agent), 123 Mountain Road. To receive and discuss an application to construct residence and accessory structure within regulated areas. Maintenance of trail system within regulated areas and construct driveway over watercourse.

Atty. Neil Marcus, Tom Quinn from Peak Engineers, Mr. Curnan and a landscape architect were also present for the applicant.

Site development plans were displayed and reviewed. Mr. Curnan reviewed the planting plan and construction details. The landscape architect discussed the proposed plantings around the pond.

A site walk is scheduled for Sun., 11/9/03 at 8:30 a.m. D. Pattee requested that the corners of the proposed house be staked along with the center line of the driveway, proposed septic location for the new house, the ends of the stone wall and corners of the tennis court.

IV. ENFORCEMENT

Mr. Robert Gorman, 162 Sunset Hill Road. Discussion of tree removal in the regulated area.

Mr. Gorman was present. After an update re: his planting and demise of 12 trees, it was agreed that a drainage plan should be investigated prior to any replanting. Discussion will continue upon receipt of a drainage plan.

V. CHAIRMAN'S REPORT

-D. Pattee briefly reviewed the decision in Wilton re: Avalon.

-D. Pattee received a pamphlet from the Council on Environmental Quality. He will route it to the other Commissioners.

-D. Pattee spoke to S. Deans re: Regulations. The retyped version is forthcoming.

-S. Deans will be requested to clarify if the Commission has the authority to charge an applicant for review by the Commission's consultant.

-Linda Berger is taking J. Ross' position at CACIWC. Anyone interested in attending the CACIWC annual meeting on 11/15 should contact Carol Keil.

On the motion of V. DeMasi and the second of W. Perlman, the Commission voted unanimously to adjourn the meeting at 9:38 p.m.

Submitted by:
Kristi C. Reilly