

# Redding Conservation Commission

P.O. Box 1028

Redding Center, Connecticut 06875-1028

## MINUTES

April 20, 2004

7:30 p.m.- Old Town House

Present: David Pattee, Chairman; Jeremiah Ross; William Hill; Frederick Schroeder; Victor DeMasi, seated at 8:00 p.m.

Absent: Joseph Beres; Wallace Perlman

The Chairman called the meeting to order at 7:30 p.m.

### I. PUBLIC HEARING – TO OPEN

Application #04-10, Russell and Françoise Stewart, 8 Limekiln Road. Received 2/17/04. Application for construction of home, septic, landscaping and demolition of existing home, thereafter. Site Walk 2/21/04. Discussion 3/2/04. Public Hearing to Open.

The Public Hearing was opened at 7:31 p.m. Mr. and Mrs. Stewart were present along with their engineer, James Stewart. The proposal was presented accompanied by a map. The regulated activities were itemized.

R. Stewart reviewed the demolition sequence. He also reported that he has agreed to donate the house to the Preservation Society as per his discussion with Ray D'Angelo.

S. Karraker, representing the Redding Preservation Society, read a letter requesting an environmental impact study.

Charles Couch reviewed the history and previous reports regarding the presence of a kettle and aquifer. He also requested an environmental impact study. He also offered his pro bono assistance to Mr. and Mrs. Stewart in coming up with a plan.

D. Pattee noted that Aquarion has been notified and has responded.

On the motion of J. Ross and the second of F. Schroeder, the Commission voted unanimously to close the Public Hearing at 7:58 p.m.

### II. APPROVAL OF MINUTES – Meeting of April 6, 2004

Site Inspections-4/9/04: Mr. & Mrs. Lazo-Wasem, 135 Poverty Hollow Rd.; Mr. & Mrs. DiBella, 10 Church Hill Rd.; Anthony DeLuca, 98 Hopewell Woods Rd.; P. Sovern, 464 Black Rock Tpke. 4/10/04- S. Stimola, 3 Dry River Ct.; M. Markey, 14 Shady La.; J. Thomas, 23 Orchard Dr.; Town of Redding, Main

Street, Georgetown; P. Engeldrum 95 Mountain Rd. 4/12/04-Mr. & Mrs. Stillman, 51 Picketts Ridge Rd.

On the motion of F. Schroeder and the second of J. Ross, the Commission voted to approve the April 6, 2004 Meeting Minutes as corrected: Page 2, third paragraph, third line, change “fro” to “for”; Page 4, fourth item under “Chairman’s Report”, change to “J. Ross reported on an E.P.A. award to be given to Natalie Ketcham”. W. Hill abstained.

O the motion of J. Ross and the second of V. DeMasi, the Commission voted unanimously to approve the Lazo-Wasem, DiBella, DeLuca, Sovern, Stimola, Markey, Thomas, Main Street Georgetown, Engeldrum and Stillman Site Inspection Minutes.

III. REGULATORY

Application #04-12, Judy Thomas (owner), Barrett Cram (agent), 23 Orchard Drive. Received 4/6/04. Discussion and possible vote on an application for construction of replacement septic leaching system approximately 80 feet from watercourse. Site Walk 4/10/04.

Mr. Cram was present. D. Pattee noted a small breakout area observed during the site walk.

On the motion of F. Schroeder and the second of W. Hill, the Commission voted unanimously to approve Application #04-12.

Application #04-13, Marianne Markey (owner), MacMillan Architects (agents), 14 Shady Lane. Received 4/6/04. Discussion and possible vote on an application for construc6tion of a new sunroom/bedroom addition to existing house and new barn-style garage within the regulated area. Site Walk 4/10/04.

D. MacMillan was present. The site walk findings and map were briefly reviewed.

On the motion of F. Schroeder and the second of V. DeMasi, the Commission voted unanimously to approve Application #04-13.

Application #04-14, Eric & Jeanne Lazo-Wasem, 135 Poverty Hollow Road. Received 4/6/04. Discussion and possible vote on an application for construction of an inground pool approximately 55 feet from a brook. Site Walk 4/9/04.

A representative of Nejame Pools was present. He submitted information on the cartridge filter that will be utilized.

On the motion of F. Schroeder and the second of J. Ross, the Commission voted unanimously to approve Application #04-14.

Application #04-15, Danielle & Dominic DiBella, 10 Church Hill Lane.  
Received 4/6/04. Discussion and possible vote on an application for construction of an addition of two-car garage with family room on second floor approximately 50 feet from an intermittent watercourse. Site Walk 4/9/04.

No one was present for the applicant.

On the motion of J. Ross and the second of W. Hill, the Commission voted unanimously to approve Application #04-15.

Application #04-16, Chris & Dee Stillman (owners), Vladimir Shybalis (agent), 51 Picketts Ridge Road. Received 4/6/04. Discussion and possible vote on an application for construction of an inground pool within the regulated area per memo from Tom Gormley 3/4/04. Site Walk 4/12/04.

A representative of Nejame Pools was present. He submitted information on the cartridge filter system that will be utilized.

On the motion of J. Ross and the second of V. DeMasi, the Commission voted unanimously to approve Application #04-16.

Application #04-17, Patricia Sovern (owner), Gary Fisher (agent), 464 Black Rock Turnpike. Received 4/6/04. Discussion and possible vote on an application for construction of an inground swimming pool within approximately 80 feet of a wetland. Site Walk 4/9/04.

Mr. Fisher was present.

On the motion of J. Ross and the second of F. Schroeder, the Commission voted unanimously to approve Application #04-17 with the condition that a cartridge-type filter be used.

Application #04-18, Peter Engeldrum (owner), Janusz Chomik (agent), 95 Mountain Road. Received 4/6/04. Discussion and possible vote on an application for driveway crossing the wetlands leading to residential structure. Site Walk 4/10/04.

No one was present for the applicant. Discussion will continue pending receipt of additional information as requested at the 4/6/04 meeting.

Application #04-19, Town of Redding (owners), J.K. Ross, Project Manager (agent), Main Street, Georgetown. Received 4/6/04. Discussion and possible vote on an application for construction of foot bridge across G&B Brook, including concrete abutments and adjacent pedestrian walkway and platforms. Site Walk 4/10/04.

J. Ross detailed the use of silt fence and then recused himself from voting.

On the motion of F. Schroeder and the second of W. Hill, the Commission voted to approve Application #04-19.

Application #04-20, Timothy and Nancy Anderson, 148 Gallows Hill Road. To receive and discuss an application to construct a two-car garage, add drainage by driveway base for runoff and repave entire driveway within the regulated area.

Mrs. Anderson was present along with an abutting neighbor. After a review of the proposal, a site walk was scheduled for Sat., 4/24/04 at 8:30 a.m.

Application #04-21, Mr. & Mrs. Wastrom, 71 Diamond Hill Road. To receive and discuss an application to construct a post and beam pool house within the regulated area.

No one was present for the applicant. The drawing and proposal were reviewed. Discussion will continue at the next meeting.

#### IV. ENFORCEMENT

Notice of Violation issued to Ms. Sandra Stimola, 3 Dry River Court. Discussion 12/2/03; 12/16/03. Site Walk 12/21/03. Discussion 1/6/04; 4/6/04. Site Walk 4/10/04.

The results of the 4/10 site walk were discussed. V. DeMasi reported that no egg masses or evidence of breeding was found. The Commission concurred that there should be no further disturbance and suggested the use of appropriate buffer plants. A letter to this effect will be sent to Ms. Stimola.

Notice of Violation issued to Mr. Robert Gorman, 162 Sunset Hill Road. Discussion 11/4/03; 12/16/03. Discussion re drainage plan. Discussion 4/6/04.

No new information or discussion.

Notice of Violation issued to Mr. Tony DeLuca, 98 Hopewell Woods Road. License #03-08. Discussion 4/6/04. Site Walk 4/9/04.

After review of the site walk findings, the Commission will request a map inclusive of clearly delineated wetlands. Discussion will continue.

#### V. CHAIRMAN'S REPORT

D. Pattee noted receipt of a letter from Richard Gibbons and response from F. Taylor re pre-application workshop with Planning, Zoning and Conservation. The workshop is scheduled for Mon., 4/26/04 at 7:30 p.m. at the Middle School.

The Board of Selectmen is conducting a site walk of the Storm Field Open Space Tract on Fri., 4/23/04 at 1:00 p.m. Conservation Commission members are invited to attend this site walk intended for consideration of cellular tower placement.

On the motion of V. DeMasi and the second of F. Schroeder, the Commission voted unanimously to oppose the placement of cellular towers on open space as defined in the Town of Redding Open Space Plan of 1998 for the following reasons: a) the plan defines the goals of the Town to permanently protect open space and further states that the open space lands be preserved in their natural state; b) there should not be an establishment of a precedent of utilizing high elevation areas of Town open space lands for cellular towers or other commercial purposes.

On the motion of V. DeMasi and the second of W. Hill, the Commission voted unanimously to adjourn the meeting at 9:40 p.m.

Submitted by:  
Kristi C. Reilly