

Redding Conservation Commission

P.O. Box 1028

Redding Center, Connecticut 06875-1028

MINUTES

Tuesday, June 15, 2004
8:00 p.m. – Old Town House

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

Also present: Natalie Ketcham, First Selectman

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

I. APPROVAL OF MINUTES -Meeting of June 1, 2004

Site Inspection-6/03/04- Mr./Mrs. K. deFriesse, 99 Mountain Rd.

Mr./Mrs. R. Polcari, 30 Rockledge Rd.

Mr./Mrs. J. Valus, 36 Rockledge Rd.

Site Inspection-6/08/04-Northeast Power Line Project, W. Redding

On the motion of W. Perlman and the second of W. Hill, the Commission voted to approve the June 1, 2004 Meeting Minutes as amended: Page 1, first item under “Regulatory”, insert after first paragraph, “In discussion of the sites, various members of the Commission indicated strong opposition to the Archery Range site because of its locations in Town open space and because of the extensive environmental damage that would result. Commission members suggested either the Flag Lot or a revised ‘Archer’s Lane’ site.”; Page 1, first item under “Regulatory”, second paragraph, first line, change to “N. Ketcham clarified that the original ‘Archer’s Lane’ spot is deed restricted.”; Page 2, second paragraph, third line, change to “alternate site to determine if it can be...”.

On the motion of F. Schroeder and the second of W. Perlman, the Commission voted unanimously to approve the 6/8/04 Site Inspection Minutes, Northeast Power Line Project.

II. REGULATORY

Northeast Power Line Project: Discussion on the proposed transition station locations. Discussion 6/1/04. Site Walk 6/8/04.

D. Pattee reviewed a new, preferred proposed location as a result of discussions with Pat Congdon. The location was reviewed with N. Ketcham who will present it to CL&P. A meeting with all parties, town officials, CL&P, neighbors and Commission members will be scheduled. Ms. Congdon is the point person for notifying neighbors.

Discussion will continue.

License #02-29, Steven Pomazi, Jr., 12 Sunnyview Drive. To discuss unlicensed work consisting of removal of vegetation and placement of soil on top of the wetland behind the house and to discuss a remediation plan. Discussion 2/17/04. Site Inspection 5/10/04. Discussion 5/18/04; 6/1/04.

Steven Pomazi was present along with Mr. and Mrs. Pomazi, Sr. He reviewed his proposed planting plan inclusive of types and locations. D. Pattee requested Mr. Pomazi to add the plant locations to the map. After delivery of the plants, Mr. Pomazi will inform the Commission and a site walk will be scheduled.

Application #04-28, Kenneth and Karen deFriesse, 9 Mountain Road. Received 6/1/04. Discussion and possible vote on an application for a garage addition within the regulated area. Site Walk 6/3/04.

Mr. and Mrs. deFriesse were present. Maps inclusive of requested silt fence were submitted.

On the motion of J. Ross and the second of W. Perlman, the Commission voted unanimously to approve Application #04-28.

Application #04-29, Richard and Daniela Polcari, 30 Rockledge Road. Received 6/1/04. Discussion and possible vote on an application for construction of single-family residence, driveway and septic system within the regulated area. Site Walk 6/3/04.

Mr. Polcari was present.

On the motion of W. Perlman and the second of J. Beres, the Commission voted unanimously to approve Application #04-29 with the condition that the existing footing drain is connected to the drywell.

Application #04-30, Thomas and Teresa Healy, 87 Marchant Road. Received 6/1/04. Discussion and possible vote on an application to dredge and clean out pond.

No one was present. No new information or discussion.

Application #04-31, James Grashow, 14 Diamond Hill Road. Received 6/1/04. Discussion and possible vote on an application to dredge existing pond.

Mr. Nazzaro reported that a detailed plan will be submitted in a few weeks.

Application #04-32, Town of Redding (owner), J. Ross, Project Manager, Main Street, Georgetown. Received 6/1/04. Discussion and possible vote on an application re removal of debris and invasive plants; plan native species at slope and along banks; place medium boulders at eroded bank locations and install silt fence below slope and at top of the path along the Gilbert & Bennett Brook.

On the motion of V. DeMasi and the second of W. Perlman, the Commission voted to approve Application #04-32. J. Ross recused himself.

Application #04-33, Flori Osorio (owner), Nazzaro Inc. (agent), 7 Main Street, Georgetown. To receive and discuss an application to repair/replace existing retaining wall.

G. Nazzaro was present for the applicant. The proposed construction sequence was reviewed accompanied by a drawing. Discussion will continue.

Application #04-34, D. Stewart Lade (owner), Robert L. Koch (agent), 11 Diamond Hill Road. To receive and discuss an application for construction of a swimming pool, tree clearing, and planting of trees and shrubbery within the regulated area.

Mr. Koch was present. The proposal and map were reviewed. The need for silt fence was discussed. A site inspection was scheduled for Wed., 6/23/04, 5:30 p.m.

Application #04-35, John R. Curran, Trustee (owner), Jason Addison (agent), 25 Starrs Ridge Road. To receive and discuss an application to construct driveways to two building locations and to construct a single family residence and subsurface waste disposal system, grading and filling a small wetland to accommodate driveway. To improve existing wetland crossing and clean out existing culvert on that crossing.

Mike Mazzucco was present along with Mr. Addison and neighboring property owners. Mr. Mazzucco displayed site plans and reviewed the proposal. D. Pattee requested identification of the 10% setback.

D. Pattee requested that the driveway and house locations be staked along with the ends of the proposed septic. Additionally, it was suggested that a copy of plans be sent to the Town of Ridgefield. A site inspection was scheduled for Sat., 6/26/04 at 8:30 a.m.

Application #04-36, Mary D. Burrirt (owner), Peak Engineering, LLC (agent), 327 Black Rock Turnpike. To receive and discuss an application to install a driveway and associated grading and construction of dwelling and septic system within the regulated area.

Mr. Burrirt was present along with Tom Quinn of Peak Engineering and Atty. Neil Marcus. Maps were displayed and the proposal was reviewed. D. Pattee noted receipt of a memo from Tom Gormley which was reviewed by Mr. Quinn.

A site inspection was scheduled for Wed., 6/23/04 at 6:00 p.m. D. Pattee requested staking of the new driveway location, house and ends of the septic.

Application #04-37, Michael Cornish (owner), Peak Engineering, LLC (agent), 123 Mountain Road. To receive and discuss an application for removal of existing structure, construct pool and improve second story of garage to include apartment within the regulated area.

Tom Quinn from Peak Engineering was present along with Michael Greenberg and an architect from Michael Greenberg & Associates. Mr. Quinn corrected that application to say renovation of existing structure rather than removal of existing structure. The proposed plan was renewed along with various drawings and plans.

A site inspection was scheduled for Wed., 6/23/04 at 6:45 p.m. The swimming pool area should be staked, per D. Pattee.

III. ENFORCEMENT

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. Discussion 5/18/04.

No new information or discussion.

Notice of Violation issued to Mr. and Mrs. Jeff Valus, 36 Rockledge Road. Site Walk 6/3/04.

Mr. Valus was present. He reviewed the proposed mediation plan.

On the motion of W. Perlman and the second of W. Hill, the Commission voted unanimously to approve the mediation plan.

IV. REFERRAL FROM ZONING

Master Plan Application to Zoning from Georgetown Land Development Company, LLC and ARR Georgetown, LLC. Request for comments. Discussion.

Commissioners will review the plans on an individual basis. Discussion will continue at the next meeting.

V. CHAIRMAN'S REPORT

D. Pattee reported on the record number of applications and consequent paperwork burden on the Land Use Office. Any ideas re; additional assistance or ways to minimize additional paperwork will be discussed further.

On the motion of V. DeMasi and the second of J. Ross, the Commission voted unanimously to adjourn the meeting at 11:00 p.m.

Submitted by:
Kristi C. Reilly