

# Redding Conservation Commission

P.O. Box 1028

Redding Center, Connecticut 06875-1028

## MINUTES

Tuesday, September 6, 2005

8:00 p.m. – Old Town House

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

Absent: Victor DeMasi

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

### I. PUBLIC HEARING CONTINUED

Application #05-29, Frank Marini, 411 and 417 Rock House Road. Received 6/21/05. Site Walk 7/1/05. Public Hearing opened 8/16/05. Application for wetland activities associated with a proposed four-lot subdivision.

Mr. Marini was present along with Atty. P. Gelderman. R. Ochman, E. Pawlak and intervenors and neighboring residents. D. Pattee noted receipt of the following new information:

8/27/05 and 9/6/05 letters from D. Hartline

9/1/05 letter from Land Tech Consultants

letter from Mr. and Mrs. Oppenheimer

D. Pattee noted that although there has not been a written response from Aquarion, telephone confirmation has been made regarding receipt of written notification of the application.

Atty. Gelderman submitted a receipt of notification to Aquarion dated 8/17/05. He also submitted a list of property owners within 200 feet who were notified.

R. Ochman noted that the septic locations were not changed, however the rechargers on Lots 4 and 5 were moved. F. Schroeder stated that the vegetative buffers as recommended by the consultants is not included on the map.

L. Zielinski noted his concern that the relocated recharger is now closer to his property. Mr. Ochman stated that the Lot 4 recharger is moved downhill approximately 20-30 feet and the Lot 5 recharger is moved uphill to the north and east. Soil details in the new locations were discussed.

W. Oppenheimer read two letters dated 9/6/05 regarding lack of notification to 20 direct abutters. The list will be submitted to the Commission. C. Barthelmus noted his concerns regarding bedrock fractures and driveway runoff.

D. Pattee requested written responses to the Land Tech and Milone & MacBroom reports. The Public Hearing will be held open to receive additional information and will continue at the 9/20/05 meeting at 7:30 p.m.

- II. APPROVAL OF MINUTES -Meeting of August 16, 2005  
-Site Inspections August 22, 2005  
M/M T. Draper, 97 Hopewell Woods Rd.  
M/M D. Schwarz, 19 Lee Lane  
M/M A. Alvarado, 80 Laurel Lane

On the motion of W. Perlman and the second of J. Ross, the Commission voted to approve the 8/16/05 Meeting Minutes as amended: Page 3, first paragraph, third line, change to “improvements to the structure/site..”; Page 3, first line under “Chairman’s Report”, delete “on”. W. Hill abstained.

On the motion of W. Perlman and the second of J. Ross, the Commission voted to approve the 8/22/05 Site Walk Minutes. W. Hill, F. Schroeder and J. Beres abstained.

III. REGULATORY

Application #05-30, James F. Billett, 207 Poverty Hollow Road. Received 6/21/05. Discussion and possible vote on an application to repair existing irrigation system, repair roof and yard drains, removal of brush and dead limbs non-mechanized and repair of gazebo and replant lawn with sod within the regulated area. Site Walk 7/1/05. Discussion 7/5/05; 7/19/05. Received letter granting 65-day extension.

No one was present. Discussion will continue pending attendance by the applicant or representative.

Ronald Mangini, 78 George Hull Hill Road. To discuss the details of the remediation plan to be submitted to the Commission.

Per a note from Atty. Neil Marcus, the remediation plan is not yet complete. Discussion is tabled pending receipt of the required remediation plan.

Application #05-36, Dirk and Alice Schwarz (owners), Wayne Clarke, ASLA (agent), 19 Lee Lane. Received 8/16/05. Discussion and possible vote on an application for residential improvements to the structure/site within the regulated area. Site Walk 8/22/05.

D. Schwarz and W. Clarke were present. Commissioners noted their concerns regarding wetland crossing for the proposed relocated driveway. D. Pattee suggested returning with a proposal to reroute the roof runoff into a rain garden to create wetlands and continue going into the wetland corridor.

Discussion will continue at the next meeting.

Application #05-37, Timothy and Laurel Draper, 97 Hopewell Woods Road.  
Received 8/16/05. Discussion and possible vote on an application to construct a 15' x 20' deck off back of house within the regulated area. Site Walk 8/22/05.

The new owner of the property, Mark Hoeing, was present. D. Pattee provided a history of wetlands issues on the property as well as the recent site walk findings. The Commissioners will consider possible action regarding the lawn extension and filling of the wetlands.

On the motion of W. Perlman and the second of J. Beres, the Commission voted unanimously to approve Application #05-37.

Application #05-38, Abraham & Margaret Alvarado (owners), 132 Redding Road, LLC, A. Lubarsky (agent), 80 Laurel Lane (formerly known as: 61 Starrs Ridge Road). Received 8/16/05. Discussion and possible vote on an application to construct a single-family dwelling with barn within the regulated area. Site Walk 8/22/05.

Adam Lubarsky was present. He confirmed the use of sediment and erosion controls.

On the motion of W. Perlman and the second of J. Ross, the Commission voted unanimously to approve Application #05-38.

Application #05-39, Dr. and Mrs. Bertram Cronson, 3 Dahlia Lane. To receive and discuss an application for landscaping and seeding within the regulated area.

Mrs. Cronson was present. She reviewed the proposed landscaping and seeding plan. A site walk was scheduled for Fri., 9/9/05 at 5:30 p.m. The Commission will determine if a license is required following the site walk.

Thomas Yates (owner), Neil Marcus, Esq. (agent), 217 Ethan Allen Highway (Route 7). Discussion re bridge removal.

Mr. Yates and Atty. Neil Marcus were present. Mr. Yates provided a history of his involvement with the bridge and related activities. The letter from DEP was reviewed and Atty. Marcus stated that the requested items have been fulfilled by Mr. Yates. He is awaiting a response to his phone call to DEP. Discussion will continue.

UPDATE: Nina Stietzel, 676 Redding Road. Mrs. Stietzel was present. D. Pattee noted receipt of a letter from D. Hartline regarding the septic system.

IV. CHAIRMAN'S REPORT

D. Pattee noted receipt of a memo from Frank Taylor requesting a combined Planning, Zoning and Conservation pre-application review regarding Georgetown Land Development Corporation on 9/21/05, time TBA.

D. Pattee reported on the upcoming CACIWC annual meeting.

Possible application on Giles Hill reviewed.

On the motion of J. Ross and the second of W. Hill, the Commission voted unanimously to adjourn the meeting at 10:35 p.m.

Submitted by:  
Kristi C. Reilly