

**TOWN OF NEW CANAAN, CONNECTICUT
ENVIRONMENTAL COMMISSION
MINUTES OF MEETING
MONDAY, April 21, 2008**

TOWN HALL- Board Room 7:30 PM

REGULAR MEMBERS PRESENT:

**Mr. Stepanek, Chairman
Ms. Turrentine, Secretary
Mr. Begoon
Dr. Englund
Mr. Tiefenthaler
Mr. Tonkovich**

REGULAR MEMBERS ABSENT:

Mr. Dobbyn

ALTERNATE MEMBERS PRESENT:

**Mr. Kinne
Mr. Pauley
VACANCY**

ALTERNATE MEMBERS ABSENT:

Also in attendance:

Dave Pattee, Environmental Agent

1. Mr. Stepanek called the meeting to order at 7:30 p.m.
2. Roll Call. Mr. Kinne was seated for Mr. Dobbyn.
3. The Agenda was unanimously approved upon motion of Dr. Englund and second of Mr. Pauley.
4. Minutes of March 17, 2008 Meeting were approved unanimously upon motion of Mr. Tiefenthaler and second of Dr. Englund. The minutes of the April 2, 2008 Special Meeting were unanimously approved upon motion of Dr. Englund and second of Mr. Tonkovich.

The following applications were received and scheduled for the May 19, 2008 meeting:

5. **Application number 08-23** - 68 Woods End Road, New Laurel, LLC. To provide native plantings within the wetlands to enhance them, and installation of landscape plantings around the house and along the driveway. Design by Lee, Inc., Agent.
6. **Application number 08-24** - 523 Oenoke Ridge, Cristina A. Ross. Construction of an access driveway to the rear of the property, construction of a new single-family house, installation of a pool, stone walkways, and the restoration of an existing historical structure to be retrofitted into a pool house.
7. **Application number 08-25** - 113 Gower Road, James A. Stolpestod II and Andrea O. Pierce. Landscaping Improvements: Installation of trees and shrubs in regulated area. Rich Whitehead, The Care of Trees-Agent.

OPEN PUBLIC HEARING

8. **Application number 08-17 - 272 Talmadge Hill Road**-proposed parking lot-Town of New Canaan- Construct new parking lot. Tiger Mann-Agent.

Tiger Mann, Senior Engineer, presented the revised plans for the proposed parking lot construction at Talmadge Hill Railroad Station and discussed the Commission's setback concerns as well as the 50 foot easement. The revised total acres of disturbance are now .09 acres in a 50 foot setback. Mr. Mann addressed the stormwater management program, lighting, timber guide rails, planting plan, traffic studies conducted on Talmadge Hill during morning and evening rush hours, as well as parking permits. Mr. Pauley discussed the planting plan and suggested Pin Oak

trees rather than Red Oak trees be planted, as they would survive this area's climate. Mr. Pauley asked Mr. Mann to confirm which Oak would be planted.

Rodney Chabot, 159 Ponus Ridge, Connecticut Rail Commuter Council member, stated his support of the application, but questioned the original number of parking spaces and why a hillside lot would be considered wetlands. Mike Pastore, Town Engineer, responded by explaining the reasoning behind the reduction in spaces from the original plan of several years ago.

The public hearing on this application was closed.

After a brief discussion, on motion of Dr. Englund and second of Mr. Begoon, the Commission unanimously approved the application.

OPEN REGULAR MEETING

9. Application number 08-12 - 194 Spring Waters Lane, Delta Building LLC. Construct inground pool within upland review area. Restore ditch with small and medium sized stones. Remove nonnative invasive plants within rear wetlands and replant. Kate Throckmorton, Environmental Land Solutions, Agent.

Kate Throckmorton presented plans to fill in the ditch and the area where the pool will be installed. Ms. Throckmorton discussed the use of pervious pavement, the material used for backfill, defined native species and discussed the cleaning out of invasive species as well as the removal of old pipe. The Commission questioned the history of the ditch. Mr. Stepeank asked if the stone wall will be rebuilt and questioned the resulting water flow after the wall is rebuilt. Ms. Throckmorton explained that the existing water flow issue has been rectified by the other property owners that live above the applicant. There was discussion regarding an existing older Oak tree that would have to be removed.

After a brief discussion, on motion of Mr. Englund and second of Mr. Tonkovich, the Commission unanimously approved the application.

10. Application number 08-16 - 352 Main Street – New Canaan Cemetery Association– Replace bridge at Main Street entrance for bridge that crosses over Five Mile River. Holt McChord-Agent.

Tom Nelson, McChord Engineering Associates, Inc., presented the application. Mr. Nelson reviewed the plans of rebuilding the bridge by first discussing the height of the bridge, then the widening of the existing stream to relieve bottleneaking. The description of the bridge construction consisted of discussing the materials for the bridge, plans for the supporting walls, as well as the impact to normal access of the bridge during construction. There was discussion by the Commission regarding the Cemetery Association's involvement with building the bridge.

After a brief discussion, on motion of Mr. Kinne and second of Mr. Tiefenthaler, the Commission unanimously approved the application.

Agent Report – Administrative Actions

11. License Number 08-08a issued to Barbara S. and Spencer L. Hapoienu, 55 Dabney Road, New Canaan, CT 06840. Demolish existing house and construct new single-family home with reconfigured driveway and associated site improvements. Construct cabana within wetland setback. APPROVED.

12. License Number 08-11a issued to Andrea & Lisetta Malagoli, 28 Old Norwalk Road (Lots 624 and 625), New Canaan, CT 06840. To demolish existing house and construct new single family home with reconfigured driveway, swimming pool, and new septic system. APPROVED.

13. License Number 08-14a issued to Glenn Lee and Tania C. Beck, 1757 Ponus Ridge, New Canaan, CT 06840. To build a four foot stone wall and to place a two foot wooden fence on top of the wall for a total of six feet along Ponus Ridge and install a six foot wooden fence along Lake Wind Road. APPROVED WITH CONDITIONS.

- 14. License Number 08-15a** issued to Sil-Wel 2, LLC, 25 Adams Lane, New Canaan, CT 06840. To allow construction of a pool and patio within the regulated buffer. APPROVED.
- 15. License Number 08-18a** issued to John P. Gesualdi, 211 Old Norwalk Road, New Canaan, CT 06840. Replacement of collapsed drain lines. APPROVED.
- 16. License Number 08-19a** issued to Country Club of New Canaan, 95 Country Club Road, New Canaan, CT 06840. Dismantle the existing paddle tennis courts, abandon the existing septic system, demolish the existing paddle building, construct a new paddle building and relocate courts in the same general area. APPROVED.
- 17. License Number 08-20a** issued to George P. Tsilfidis, 443 Valley Road, New Canaan, CT 06840. Proposed residential additions, proposed shed and replace septic system reserve area. APPROVED.
- 18. License Number 08-21a** issued to Dennis & Gina Podlesak, 246 West Road, New Canaan, CT 06840. Proposed inground Gunite pool and spa/equipment, pool code fence, buffer landscaping, aesthetic landscaping, grading and seeding, and straw mulch. APPROVED.
- 19. 57 Rosebrook Road-** Citation paid.

Request for Transfers/Extensions

- 20.** None.

OTHER:

- 21.** DEP Training June 4, 2008 – Notices of the training were distributed to Commission members.

Adjourn

Upon motion of Mr. Tonkovich and second of Mr. Englund, the meeting was adjourned at 8:35 p.m.

Toddy Turrentine, Secretary