



TOWN OF MIDDLEBURY

*Conservation Commission
1212 Whittemore Road
Middlebury, Connecticut 06762
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REGULAR MEETING MINUTES October 25, 2016

Members Present:

Mary Barton, Chairwoman
Justin Stanziale
Keli-Ann Bollard arrived @ 7:31pm
George Tzepos
Curtis Bosco

Members Absent:

Terry Manning

Also Present:

Deborah Seavey, W.E.O.
John Calabrese, P.E.

I. CALL TO ORDER

The Meeting was called to order at 7:30 p.m. by Chairwoman Barton.

II. ACTION ON MINUTES OF SEPTEMBER 27, 2016 REGULAR MEETING

Motion: to approve the Minutes of the September 27, 2016 Regular Meeting as presented. Made by George Tzepos, seconded by Justin Stanziale. Unanimous Approval.

III. OLD BUSINESS

None

IV. NEW BUSINESS

1. Permit Modification #375-A – 387/389 White Deer Rock Road

Attorney Michael McVerry of 35 Porter Avenue, Naugatuck spoke on behalf of the applicant. On August 30, 2017 this Commission approved the initial application to extend their stonewall approximately 70' along the lakefront, construct a walkway 50' on the neighbor's property next door, and to allow them to clear the hillside going up followed by replanting. After they started working, it was determined that there was a large ledge in the hillside along with steep drop-offs. As an alternative, it was suggested by the landscape architect that they plateau the area, construct an additional retaining wall about ½ way up the hillside and plant on either side. A letter along with photos have been submitted with this application detailing what work has been done to date and what is needed in order to finish the work.

George Tzepos recused himself from this agenda item.

Chairwoman Barton voiced her concerns with respect to the removal of trees that already occurred, stating that it appears to be clear cutting. She also made mention of the larger trees that were to be saved in accordance with the initial application.

Attorney McVerry stated that the larger maple trees were saved but that there were a lot pines that had been overgrown and cluttering the area.

Garrett Moore reviewed the photos with the Commission and stated that he plans to resemble what has already been done throughout the rest of the property. He plans to plant hundreds of plants once the work is complete and plans to do so soon or in the spring. He is well aware of the location being the highest elevation on the north side of the lake and plans to make it a showpiece. The second retaining wall will be pretty much hidden after 2-3 years. He plans to put the larger bushes on the upper tier forcing the eye upward.

Deborah Seavey, W.E.O. recommended that taller plantings be positioned down below in order to provide shade for the lake.

Garrett Moore stated that he would be happy to put the taller ones closer to the lake.

Keli-Ann Bollard complimented the work that has been done on the property and feels that any additional improvements will only enhance said area.

Chairwoman Barton stated that while aesthetics is nice, this Commission's primary concern is the impact on the lake and is certain that once all is done, it will look fine. She requested that the landscape architect consult with Deborah Seavey, W.E.O. when the time comes for the plantings.

Motion: to approve Permit Modification #375-A – 387/389 White Deer Rock Road per the condition that the W.E.O. review and approve the plantings closer to the water. Made by Justin Stanziale, seconded by Curtis Bosco. George Tzemos recused himself. Unanimous Approval.

Garrett Moore said that he will have his architect contact Deborah Seavey, W.E.O. to discuss the planting plan.

2. Application #380 – 665 Park Road Extension

Paul Bunevich, P.E. of Land-Data Engineers, 567 Watertown Avenue, Waterbury, CT 06708 spoke on behalf of the applicant and reviewed the plans with the Commission. The applicant is proposing a 14' X 22' garage addition on a single family home. The existing garage will be a family room, some pavement will be removed from the driveway and the entrance will be reworked. Approximately 75 cubic yards of material will be removed. The proposed addition is within the regulated area and subject to this Commission's approval. The septic system was revised in 2005 although he is not certain if it came before this Commission.

Motion: to accept Application #380 – 665 Park Road Extension. Made by Justin Stanziale, seconded by Curtis Bosco. Unanimous Approval.

Chairwoman Barton requested that the property be marked/

Paul Bunevich, P.E. agreed to do so.

V. DISCUSSION

1. 2017 Meeting Dates

Motion: to accept the 2017 Meeting Dates. Made by Justin Stanziale, seconded by Curtis Bosco. Unanimous Approval.

VI. PUBLIC COMMENT

None

VII. ADJOURNMENT

Motion: to adjourn the meeting at 7:46 P.M. Made by Justin Stanziale, seconded by George Tzepos. Unanimous Approval.

Filed Subject to Approval,

Respectfully Submitted,

Rachelle Behuniak, Recording Clerk

Original to Edith Salisbury, Town Clerk
cc: Conservation Commission Members
Debbie Seavey, W.E.O.
Ollie LeDuc, Building Official
John Calabrese, P.E.
Terry Smith, P&Z Chairman
Curtis Bosco, Z.E.O.
Attorney Robert Smith, WPCA
Larry S. Hutvagner, C.F.O.