



TOWN OF MIDDLEBURY

Conservation Commission
1212 Whittemore Road
Middlebury, Connecticut 06762
(203) 577-4162 ph
(203) 598-7640 fx

REGULAR MEETING MINUTES August 26, 2014

Members Present:

Vincent LoRusso, Chairman
James G. Crocicchia, Vice Chairman
George Tzepos
Terry Manning

Members Absent:

Mary Barton
Thomas Proulx
Justin Stanziale

Also Present:

Deborah Seavey, WEO

I. CALL TO ORDER:

The Meeting was called to order at 7:30 P.M. by Vice Chairman James Crocicchia.

II. ELECTION OF OFFICERS

Motion: George Tzepos nominated Vincent LoRusso for Chairman of the Town of Middlebury Conservation Commission. Terry Manning seconded the nomination.

Discussion: George Tzepos stated that it was agreed that Tom Proulx would be Chairman until the end of June 2014. James Crocicchia asked if there were any other nominations to which there was no response. All those present were in favor of the nomination : Unanimous Approval.

III. ACTION OF MINUTES OF JUNE 24, 2014 REGULAR MEETING

Chairman LoRusso asked for a motion on the Minutes of June 24, 2014

Motion: to accept the Minutes of the June 24, 2014 Regular Meeting. Made by George Tzepos, seconded by Terry Manning. Unanimous Approval.

IV. OLD BUSINESS

None

IV. NEW BUSINESS

1. Renewal of Permit #197 – Woodland Estates

Attorney Curtis Titus spoke on behalf of Burr Hall Road Associates. Of this 17 lot subdivision, 13 lots have been sold, and a contract exists on 1 leaving 3 remaining. The preapproved subdivision map showed a common driveway but there was an alternate in the package which showed 3 driveways. The applicant has opted to use the 3 driveways so there has been no change to the original approval date of 9-27-2005 other than revising the driveway and septic field locations for Lot 17

Connie Baker confirmed that they have opted for the alternate of 3 driveways.

Attorney Titus again stated that there are no other changes to the proposed plans and that when the applicant plans to build a house, they will come in with a new application with a plot plan. He also confirmed that the wetlands depicted on the map are correct.

Motion: to approve the renewal of Permit #197 – Woodland Estates per the Resolution. Made by Terry Manning, seconded by James Crocicchia. George Tzezos abstained.
Unanimous Approval

2. Application #352 – 2 West Lake Road – Unit 26

Scott Lukowski, P.E. of Dymar, 325 Main Street South, Southbury, CT spoke on behalf of the applicant. He reviewed the plans with the Commission focusing on the existing house (1,161 square feet) vs. the house with proposed expansions (3,005 square feet) which includes a 2 car garage, front vestibule, and an additional bedroom with a screened in porch. Soil and erosion control measures will be addressed before excavation. The proposed septic tank will be placed just below the current septic tank which is on the north side of the house.

Motion: to accept Application #352 – 2 West Lake Road – Unit 26. Made by George Tzezos, seconded by Terry Manning. Unanimous Approval.

Chairman LoRusso requested that the site be staked and that members of the Commission do a site visit as he feels it is important. All those present agreed to do so.

3. Application #353 – Regan Road Lot 119

Joe Bernardi stated that he would like to continue where he left off with respect to his previously declined application. He also stated that this new application has addressed all the deficiencies of the prior application. He asked if the previous fees he paid could be utilized for this application.

Deborah Seavey, WEO stated that she has not had the opportunity to review the new application.

Motion: to waive the application fee for Application #353 – Regan Road Lot 119. Made by James Crocicchia, seconded by Terry Manning. George Tzezos abstained. Unanimous Approval.

Joe Bernardi confirmed that he will be present for the September meeting.

VI. PUBLIC COMMENT

None

VII. ADJOURNMENT

Motion: to adjourn the meeting at 7:59 P.M. Made by Terry Manning, seconded by James Crocicchia. Unanimous Approval.

Filed Subject to Approval,

Respectfully Submitted,

Rachelle Behuniak, Recording Clerk

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

RESOLUTION

Permit Renewal # 197-Woodland Estates

WHEREAS: The Middlebury Conservation Commission for the Town of Middlebury has received an application on August 26, 2014 to renew permit #197;

WHEREAS: The applicant has stated there are no changes to the original approval date of September 27, 2005 other than revising the driveway and septic field locations for lot 17.

NOW THEREFORE, BE IT RESOLVED That the Middlebury Conservation Commission approves the above application with the following conditions:

- (1) Permit #197 is renewed for another five years, which will have a final expiration date of September 27, 2019. Activities include setback encroachments.
- (2) All conditions in the original September 27, 2005 approval still apply.

August 26, 2014