

Redding Conservation Commission

P.O. Box 1028

Redding Center, Connecticut 06875-1028

Minutes

March 19, 2024

7:00 p.m. – Town Hall – 100 Hill Road

Present: David Pattee (chair), Stuart Green, Tina Miller, Wallace Perlman

Absent: William Hill, Clairann Matzke

David Pattee called the meeting to order at 7:01 p.m.

I. APPROVAL OF MINUTES

Moved by Wallace Perlman, and seconded by Tina Miller, the minutes of the meeting of March 5, 2023 were unanimously approved as emended by the following:

- Section II, Mr. Yates forename is Jeff, not Jack.
- Section IV, point 4, replace “his,” with “the Commission’s.”

Moved by Wallace Perlman, and seconded Tina Miller, the minutes of the site inspections of March 14, 2024 were unanimously approved.

II. REGULATORY

Application #24-02, Michael Lucchesi (owner), Michael Mazzucco (agent), 23 Starrs Ridge Road. To receive and discuss an application associated with a proposed site development to include single family dwelling, well, septic system, driveway, stormwater management system and equestrian program, all of which will be outside of regulated area. Construction materials, supplies, containers, etc., are currently stored within the regulated area. Site Inspection was made March 14, 2024. Discussion continued from March 5, 2024. Mike Mazzucco noted that silt fences will be erected along the drive to protect the pond. The owner plans on removing manure via dumpsters.

- Wallace Perlman moved that the application be approved, which was seconded by Tina Miller. The motion carried unanimously.

Application #24-03, Chelsea Harcken (owner), K. Mercado/R. Delco, Lang Pools (agents). 5 Sunset Hill Road. To receive and discuss an application for an inground pool

within the regulated area. Site Inspection was made March 14, 2024. Discussion continued from March 5, 2024. Chelsea Harcken made the presentation.

- After a short discussion, Wallace Perlman moved that the application be approved, which was seconded by Tina Miller. The motion carried unanimously.

Application #24-04, William Ackerson, 34 Dayton Road. To receive and discuss an application to construct a house addition within the regulated area. A presentation was made by the owner. Site Inspection was scheduled for Tuesday, March 26, 2024 at 4 p.m.

Application #24-05, Martin Edwards, 651 Redding Road. To receive and discuss an application for new residential construction, drainage, lawn, buffer demarcation, and excavation of earth within the regulated area. Tom Quin made a presentation for the owner. He noted that the Planning Commission had approved the plan in 1989. The owner does not currently expect to develop the property. This application is a conceptual plan, that would govern any future development of the property. A Site Inspection was scheduled for Tuesday, March 26, 2024 at 4:30 p.m.

Application #24-06, Eugene Edwards, 653 Redding Road. To receive and discuss an application for new residential construction, septic system, improvement to lawn, installation of well, and buffer demarcation within the regulated area. Tom Quin made a presentation for the owner. He noted that the Planning Commission had approved the plan in 1989. The owner does not currently expect to develop the property. This application is a conceptual plan, that would govern any future development of the property. A Site Inspection was scheduled for Tuesday, March 26, 2024 at 4:45 p.m.

III. ORDER TO CEASE AND CORRECT

Rachel Ambrosio, 86 Mountain Road. Violations re: Clearing, grading, and construction of stone wall within wetlands, and possibly upland review are of the wetlands. Kevin Ambrosio, husband of the owner, and a landscape architect with his own business made the response. He noted that Eversource controls an easement over a large portion of his property. He noted that the devastation of his property was due to Eversource's recent clearcutting of its easement. Without care and observance of local laws and regulations, the contractors hired by Eversource made a mockery of these laws and regulations by clearcutting all vegetation without rhyme nor reason, leaving a ruinous landscape. The contractor even removed state protected mountain laurel bushes. Left with a devalued property he attempted to ameliorate the damage and restore the natural landscape before he received the cease and correct order. In attempt to hide the scarred landscape from view, he wants to relocate the drive in a way that the cleared areas will not be seen. With the judicious use of stone walls and plantings he hopes to accomplish this. He noted that this would be best done before Spring gets far gone. He has added silt fencing where required and needed. A Site Inspection was scheduled for Tuesday, March 26, 2024 at about 5:00 p.m.

IV. CHAIRMAN'S REPORT

- David Partee noted that the signs that the Town and the Nature Conservancy bought together have arrived and will shortly be put up on the property that both entities own.
- Zoning will be meeting to discuss assisted living situations as mandated by the state.
- Work is progressing on the rehabilitation of the Old Town House. The radiators have been removed. Discussion is ongoing regarding ADA compliance.

V. OTHER BUSINESS

- Stuart Green has set tentative plans for the Trail Party on the last weekend in April, possibly, Sunday, April 28, 2024.
- He attended the CAWS conference.

There being no further discussion, David Pattee adjourned the meeting at 8:45 p.m. as moved by Tina Miller and seconded by Wallace Perlman.

Submitted by,
Alexander P Scott