

**TOWN OF YORKTOWN CONSERVATION BOARD
MEETING MINUTES
March 30, 2011**

Present: Phyllis Bock, Ann Kutter, Diane Dreier, Patrick Francois, Walter Plankl,
Bob Carroll Lori Rotunno

Visitors:

Co-Chairperson Ann Kutter called the meeting to order at 7:32 p.m.

The meeting took place in the Nutrition Room of the YCCC this was a special scheduled meeting to address Creative Living.

The Minutes of March 16, were revised and accepted with a motion from Pat Francois, and seconded by Diane Dreier.

Memos were sent out on the following applicants:

Zeal Construction

Creative Living

Illington Road/69.16-1-5

Old Business:

Zeal Construction, represented by John Karell, Joseph Scorsone.

Comments and concerns of the Board:

CB suggested moving the house closer to the road by five feet, east side by ten feet and reduce house size by two feet. All of these actions would bring the house twenty feet from wetland boundary, which previously was only twelve feet. Applicant agreed with suggestion.

In addition to these measures, the applicant assured us the house will NOT have a deck.

We also note the applicant is planning to manually clean up (remove) the debris that has been dumped on site over the years. We have requested that invasive plant material be removed as well.

The applicant proposes mitigation in the buffer only, including the clean up referred to above as well as plantings. We request the use of plants sized so that plants will be at a minimum 85% established by the end of the first growing season to help reduce the likelihood that invasive plant material will reestablish.

A post and rail fence to be installed along the wetland boundary to provide clear delineation of the boundary.

We suggest a 5 year maintenance bond for buffer vegetation to ensure adequate

measures are taken to ensure the viability of the plantings protection the wetland buffer.

The CB has asked for, and the applicant has agreed to, a properly recorded Conservation Easement. The easement should be monumented on site.

We request there be no path through the wetland for lake access and/or boat dock from this site. This request needs to be properly recorded in the deed.

Due to the close proximity to the wetland and Mohegan Lake, and the fact that road runoff will be diverted into the wetland, we request that this area be considered as a low salt area for road maintenance.

Creative Living, represented by Charles Diven and Steve Marino.

Comments and concerns:

What size is the new plant material? CB suggested for the shrub material to be five gallon container, 3'-4' height. And 1 ½ inch caliper for trees. Applicant agreed with suggestions.

No machines on site. All plantings to be done by hand.

Will areas be fenced to give shrubs time to grow? The fence appeared to protect some of the shrubs but not all.

The retaining basin seed mixture needs to be indicated on the drawing. There is mention of the floor seed mixture but no mention of the sides. Provide the seed mixture for the sides of the retaining basin on the drawings.

We applaud the idea of the nature walk envisioned along the stream area between the fields, but question the viability as currently envisioned. Trails along streams are frowned upon by trail designers unless they are sufficiently far back and high enough that they are not washed out and do not lead to bank breakdown. We believe the likelihood of the chip material washing into the stream bed is high in storms to stay well back and have. A preferred approach for **trails along** streams and lakes is to **situate trails** well back **from water's edge** and have an occasional stub out toward the edge.

There are two locations outside the wetland boundary that will have disturbance. Plan indicates these areas to have temporary treatment of erosion blankets. The permanent treatment must be indicated on the mitigation plan. Applicant made reference that treatment is indicated in the SWPPP. Board requests a copy of the SWPPP.

In order to assess the mitigation plan for the tree removal, we have asked the applicant to mark the location on the mitigation plan of specimen trees to be removed. We then can verify that removal is necessary and that mitigation efforts are adequate

Ilington Rd. 69-16 1-5
Town Owned parcel

The Conservation Board has no environmental concerns at this time

The meeting was adjourned at 8:53 a motion proposed by Walter Plankl and seconded by Patrick Francois.