

**Town of Pound Ridge
Water Control Commission Minutes
Wednesday, December 8, 2021**

Attendees:

Board Members:	Bill Bedford, Chairman Peter Marchetti Betsey Miller Phil Sears
Advisors:	John Loveless, Counsel Jim Perry, Building Inspector
Conservation Board:	Ellen Grogan
Administrator:	Christeen CB Dür

The meeting began at 7pm and it was noted that it was being recorded. Mr. Peter Senatore was unable to attend the meeting. Mr. Bill Bedford introduced the Board Members and explained the process of the meeting. Each applicant presents their application and plans. The Board Members will ask questions and anyone attending the meeting is welcome to ask questions as well.

New Business:

**Patrick Kearney
367 Pine Brook Road
Block 9450, Lot 3**

Application to build a 20' x 40' swimming pool with associated pool equipment. A pool drawdown stormwater mitigation system will be installed as part of this project.

Zoning District: R-3A, Acres: 3.683

Mr. Peter Gregory, engineer, reviewed the plans for the pool and pool equipment that falls within the setback wetland area. He explained the pool drawdown process and the staging area during construction will be in the driveway. Mr. Bedford explained that he reviewed the last approval for this property in 2013 and that a conservation area was established at that time that needs to be reestablished. Mr. Gregory noted that the owner is not opposed to reestablishing the buffer. Mr. Bedford asked for complete construction drawings to also be submitted. Mr. Gregory explained he will update the plans to show the conservation area and will submit construction drawings before the next meeting.

**Chris & Whitney Taussig
9 Great Hill Farms Road
Block 9317, Lot 49.13**

Application to remove concrete platform (308sf), remove gravel parking area (186sf), and build a 2- story addition to the house.

Zoning District: R-3A, Acres 6.224

Mr. Bedford recused himself from this application. Mr. Brad DeMotte, architect, reviewed the existing buildings and layout on the property. He explained they will be removing the small gravel area and concrete platform. Mr. Sears noted animals on the property as seen

small gravel area and concrete platform. Mr. Sears noted animals on the property as seen during the site walk. Ms. Miller noted that the Commission has no problem with the gravel and platform removal but any debris needs to be kept away from the 150' wetland buffer. Mr. Marchetti added that the dumpster was needed and it needs to be noted on the plans. Mr. Chris Taussig, owner, said he was here to take advice and will speak to his property manager about respecting the wetland buffer and pond area.

Mr. Perry explained a use variance is needed for any animals and an area variance is needed for the 100' side yard setback plus the 150' wetland setback. Mr. DeMotte said the code does not distinguish between types of animals allowed. Mr. Perry explained that our Town Code is a permissive code that specifically lists what is permitted, therefore if an animal is not mentioned in the Town Code then it is not allowed.

Mr. Sears reiterated the Commission's concerns about the wetland buffer, asked for the sequence of work to be noted on the plans and explained that the applicant needs to go before the Zoning Board regarding the necessary variances that Mr. Perry explained. Mr. Perry added the Water Control Commission will determine the conditions of the wetland permit and bond when they come back after going before the Zoning Board. If the Commission chooses, they can decide if they want this wetland permit to be limited to this owner. Mr. DeMotte said he will apply to the Zoning Board for the variances.

Bond Release:

**Ronnie Lee, 107 Cross Pond Road
Block 10263, Lot 21**

Request for the release of the Bond #2020-19 in the amount of \$1,000 for interior and deck repair. Conditions of the wetland permit have been completed and inspection of work was satisfactory.

Mr. Bedford made a motion to approve the bond release, Mr. Marchetti seconded the motion. All Board Members voted in favor of the bond release.

Other Business:

Adoption of Minutes from the Meeting of November 10, 2021.

Ms. Miller made a motion to approve the Minutes from November 10, 2021, Mr. Sears seconded the motion. All members voted in favor to approve the Minutes as distributed.

**The next Water Control Commission meeting will be held on January 12th at 7pm.
Mr. Bedford adjourned the meeting at 7:36pm.**

Respectfully submitted,



Christeen CB Dür