

**TO:** Town of Lewisboro Planning Board

**FROM:** Lewisboro Conservation Advisory Council

**SUBJECT:** McArthur and Salazar Residence  
40 Old Pond Road

**DATE:** August 12, 2020

---

The Conservation Advisory Council (CAC) reviewed the applicant's submission of a sketch plan for a single-family home on Old Pond Road.

The new plan from McArthur and Salazar appears to be an improvement over the one submitted in 2019 by the previous owner. The property is both very rocky and has a steep slope down to the lake. The planned renovation and new construction for this project is entirely in the wetland buffer with the studio/cabana within 20 feet of Waccabuc Lake. Given the steepness and rockiness of the site and the close proximity to the lake, the CAC would like to have all actions specified in the constructions plan executed and monitored carefully and thoroughly to prevent sediment and construction materials from entering the lake.

The latest submission shows improvements both in the on-site SWPPP and the wetland mitigation plan including more plantings near the lake front.

The use of dry wells as a septic system continues to concern the CAC given the amount of rock and lack of soil suitable for infiltration.

The CAC would also like to see a list of the types plantings in the mitigation plan.