

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: McArthur and Salazar Residence
40 Old Pond Road

DATE: February 11, 2020

Two members of the CAC were present for the site walk at 40 Old Pond Road. 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.

The site visit confirmed two concerns. First, stormwater runoff toward the lake. The design of the Storm Management System and filtration should be moved as far from the lake as possible.

The second concern is the septic system. The current site has no septic field but rather employs the use of dry wells. The CAC is concerned that, given the amount of rock on the property, water from the dry wells will find its way to the lake with minimal filtration. Waccabuc Lake already has a phosphate issue and this could contribute to that problem. The CAC would like to see new plans to improve this situation. There are a number of Innovative/Alternative (I/A) systems that have been designed for this type of lot and the CAC would like to see these considered to improve the situation.