



No one representing the applicant was present. It was noted that the Commission told the applicant he did not need to be present at this meeting.

Mr. Ventres stated this shed would be 8ft. x 12ft.

**Motion by Ms. Augustiny to approve the application of Roger Kindschi, 38 Glimmer Glen, construction of a shed as indicated on the plan dated March 20, 2012. Motion seconded by Ms. Odell. Voting: Mr. Goff abstained; all other members voted aye. Motion passed.**

**B) Continued: James Prince, construction of addition to garage, 505 Mt. Parnassus Road. Assessor's Map 50, Lot 56.**

**First date: March 20, 2012**

**Last date: May 23, 2012**

No one representing the applicant was present at this meeting. Mr. Dill noted this would be an extension off the back of the garage.

**Motion by Ms. Augustiny to approve the application of James Prince, construction of addition to garage, 505 Mt. Parnassus Road as indicated on the plan amended May 18, 2009. Seconded by Mr. Jahne. Voting: Mr. Goff abstained; all other members voted aye. Motion passed.**

**C) New: Helen Adams, construction of 10 x 13 sunroom in the upland review area, 180 Falls Road. Assessor's Map 75, Lot 127.**

**First date: April 17, 2012**

**Last date: June 20, 2012**

Mr. Roger Nemergut and Ms. Adams addressed the Commission. Mr. Nemergut reviewed the proposal for the 10 x 13 sunroom off the east side of the house. The house sits approximately 77 feet from the edge of the water. The sunroom will not be heated. It will be a 3-season, slab on-grade construction. It will sit in the location of the existing slate patio. There is approximately a 15% slope near the house. The area evens out and becomes flat approximately 15-feet from the water. There is a transition area from the toe of the slope to the edge of the reservoir. The area is currently a maintained lawn.

Mr. Nemergut stated there will be a shed roof. The existing deck is currently stained.

Responsive to inquiry by Mr. Dill, Mr. Nemergut stated this is currently a 3-bedroom year-round home. It has been reviewed by Chatham Health District.

Mr. Dill stated that typically, the Commission does not like to approve structures other than open decks in the regulated area near the lakes. Mr. Goff noted this is the first time this application was on the agenda, and the Commission could not act on it this evening.

**Motion by Mr. Dill, seconded by Mr. Goff to schedule a field walk, and to continue the application of Helen Adams, construction of 10 x 13 sunroom in the upland review area, 180 Falls Road until the next regularly scheduled meeting. Motion passed by unanimous vote.**

**C) New: Banner Lodge Enterprises, LLC, Phase III, proposed 247-unit condominium development and golf course relocation with access road to North Moodus Road.**

**First date: April 17, 2012**

**Last date: June 20, 2012**

Mr. Stephen McDonnell, P.E. stated they had modified the plans based on previous field walks. There are some wetland impacts.

It was noted that Mr. Dill, Mrs. Burton-Reeve, and Mr. Jahne attended the prior field walks.

Mr. McDonnell stated there is now a subsurface detention area in the area south of the new golf holes. They have eliminated any filling of wetlands in any location. They have prepared the profiles of the golf holes for review.

Mr. Dill stated there were some wet areas. Mr. McDonnell stated these were addressed in the report that is before the commission.

Mr. McDonnell indicated there were some areas shown as intermittent watercourses. They have pulled the activity back from these watercourses. They have eliminated the loop road. He believed this would make a better project for everyone.

Mr. McDonnell stated anything they overheard in the field, or comments from Mr. Curtis and Ms. Sharp, they have incorporated.

Responsive to inquiry by Ms. Augustiny, Mr. McDonnell stated they planned to pave the roads. Mr. Goff inquired about curbing, to which Mr. McDonnell stated they would propose Cape Cod curbing.

Mr. McDonnell stated they planned to use drip irrigation for the septic water. There is a pond area for storage. The wastewater that is collected will be treated to drinking water standards via a bio-membrane, and then used for irrigation.

Mr. Goff asked, in the adjustments they made to the project, if they moved any activity closer to any of the vernal pools. Mr. McDonnell stated the activity is no closer to any of the vernal pools except Vernal Pool #7.

Ms. Augustiny asked about the units at the top of the slope. Those will remain in the previously proposed location.

Mr. Ventres received this information on Thursday, and he forwarded it to Ms. Sharp and Mr. Curtis for review. Mr. Ventres will email another copy of the review memo.

Mr. Goff asked if there was any other information on Vernal Pool #7, he would like to see it. Mr. Goff also stated he would like to see the UCONN data, to which Ms. Jen Beno refers to in her report.

Mr. Gelston had some questions, but he will email his questions to Mr. Ventres, since the public hearing is not yet open.

u/z/IWWC/min/2012/04172012

The Commission discussed scheduling a field walk. It was suggested that the Commission wait until after the public hearing is open to go to a field walk.

**Motion by Mr. Dill to schedule a public hearing for May 15, 2012, 8:00 p.m. at the Town Grange.  
Motion seconded by Mr. Goff, and carried by unanimous vote.**

## **7. IWWC ENFORCEMENT OFFICER'S REPORT**

Mr. Ventres had no real wetland issues to relate to the Commission this evening.

Ms. Augustiny suggested the Commission send a letter to the P&Z Commission stating that the wetlands issues be addressed before the P&Z Commission approves a new application. Mr. Dill noted there was an erosion issue near the roadside gardens. They were supposed to install plantings along the swale, which have not yet been planted.

### **CONSERVATION COMMISSION INPUT:**

Mr. Gelston stated the Conservation Commission is planning a work day on Saturday, April 21, 2012. They plan to clean up and seed sections of the Nichols property.

Mr. Dill stated he went out to the site, and he was sadly disappointed with the project. He stated there were tree tops and debris, he could barely see the foot paths, and there were very deep ruts without any to fill in or seed the area. He stated it appeared they had been in and out of the wetlands. He stated the tree tops and debris was not the Wetlands Commission's purview, but he was disappointed as a taxpayer.

Ms. Augustiny stated she went to the site today. There were logs across the trails. There were trees left standing that had been damaged by logging. Mr. Gelston stated he noticed the trees without bark too, but the arborists assured him they would be fine. Ms. Augustiny stated there was trash in the wetlands, there were gouges in the wetlands. Some marked trees were cut and left. There were cut trees lying in the wetlands. Going down the skid trail to the left after the stump dump, there are large ruts. There were marked trees that were cut and left. The trails were a hazard.

### ***TAPE CHANGE (1B)***

Ms. Augustiny stated when they made the trail, it was a nice trail. Now, from the trail, one can see all the way down to the transfer station. The blue trail markers were gone. It was difficult to safely walk this area now. At the stream crossing, there is mulch hay in this area, ruts that were not covered. The trail crossing the stream was disturbed, with the rocks moved, eliminating the stepping stones to cross the stream. The trail was covered by cut sticks and branches. The skid trail was dug up.

Ms. Augustiny stated other groups leave a 25-foot boundary from the established trails. This was distressing to her, especially since she marked the blue trail.

Mr. Dill stated for future planning, he might want to re-think the harvest. These properties have public use, whether it is hiking, hunting, fishing, etc. He stated there are loggers that do a good job, and the Conservation Commission might want to consider this for future logging. Mr. Dill stated this was not within the IWWC's purview, except where there is disturbance to the wetlands.

Ms. Augustiny stated that Tom Worthley worked on a project in Higganum, which would be a good example for them to look at.

Mr. Jahne asked how much of the issues could be contributed to the warm winter. Mr. Gelston believed most of it was due to the warm winter. Mr. Jahne suggested in future contracts, they may want to add a provision that if the ground is not frozen, that no cutting occur.

Mr. Gelston stated they would fill in what they could, then rake it and seed the areas. They hope to extract the firewood with low impact equipment. They are aware of the missing trail markers, and they will be working on this during the upcoming work day. Mr. Gelston stated this was a lesson learned, and they hoped to improve in the future. He commented this was a difficult parcel to log.

Mr. Dill suggested they consider a feller-buncher, which makes it much easier to stack and remove brush, etc. Mr. Gelston stated they were not able to use this on this parcel.

Mr. Dill asked Mr. Ventres to prepare an attendance list for the past 18 months.

## 8. ADJOURNMENT

**Motion by Mr. Goff, seconded by Mr. Jahne to adjourn at 8:34 p.m. Motion carried by unanimous vote.**

Respectfully submitted,

Holly Pattavina