

May 18, 2010
(Not yet approved by the Commission)

No one representing the applicant was present at this meeting. Mr. Ventres stated that the fee balance had not been paid and there has been no new information submitted on this subdivision even though our engineer requested additional information. The applicant's engineer requested a 65-day extension. Mr. Ventres distributed a packet with the request, to-date billing, etc. Mr. Ventres spoke with Attorney Knapp today and Attorney Knapp advised that it was up to the Commission whether to grant the extension or not.

Mr. Goff asked if there was anything pending right now. Mr. Ventres stated that per the applicant's engineer, no new work has been done. Mr. Dill stated that although they submitted an extension request, there is no indication that they are going to clear up all of the outstanding issues.

Mr. Dill recalled that Ms. Sharp found potential vernal pools. Mr. Ventres stated there were vernal pools found in her April report, but the applicant has had that information for some time. The Commission briefly discussed the vernal pools.

Mr. Dill stated by keeping this on the agenda, they were making no progress. Based on the information he has seen so far, he was inclined to deny the application without prejudice. The applicant could come back when they are ready. Mr. Ventres stated this application was in the same form it had been in from the beginning when first submitted.

Motion by Mr. Dill to deny the application for Rodney Davis, II, applicant, Harry Kennedy, property owner, 107 Warner Road, proposed 25-lot subdivision with activity with the upland review area without prejudice, due to an incomplete application. Seconded by Mr. Goff, and carried by unanimous vote.

B) Continued: Paul Boothroyd and Valerie Almada, 18 West Cove Road, construction of walkway/stairs in the upland review area, and construction of a dock in the wetlands (Moodus Reservoir). Assessor's Map 75, Lot 159.

First date: April 20, 2010

Last date: June 23, 2010

No one representing the applicant was present at this meeting.

Mr. Dill stated that he, Ms. Augustiny, Mr. Cassenti, Mr. Jahne, and Mr. Ventres re-visited the site after the last meeting. Mr. Dill stated that it was his understanding that the applicant was going to make a change to their proposal and submit it, since they would not be present at tonight's meeting.

Motion by Mr. Dill, seconded by Mr. Goff, to move this item to the end of the agenda.

C) Continued: Terrance Glazier, 201 Petticoat Lane, removal and replacement of a garage within the upland review area. Assessor's Map 76, Lot 40.

First date: May 18, 2010

Last date: July 21, 2010

Mr. Glazier addressed the Commission. It was noted that Mr. Dill, Ms. Augustiny, and Mr. Ventres walked the site.

Mr. Glazier reviewed his plans to remove the existing garage and replace it with a 28'x52' garage, with a workshop on the second floor. He explained that the pipes for the utilities are underground. CL&P will be coming Thursday to replace the transformer. He showed the location for the underground utilities. He noted that there are currently crushed pipes in the swale that will need to be replaced.

Mr. Dill noted from the walk, there was indication that the swale would actually have to be moved back. He asked if this swale was on Mr. Glazier's property, to which Mr. Glazier responded affirmatively. Mr. Dill questioned if there was potential for something other than clean water – siltation, etc. to come into the swale, and if the applicant was still going to allow water to filter out over the grass. Mr. Glazier responded affirmatively, and noted that on the gravel driveway, he built a swale on the side of the driveway, so the neighbor picks up a lot of the water as well. He explained that there are actually two swales. He showed the locations of the swales on the plan. Mr. Dill asked if any water that would be at this location would be fairly clean water. Mr. Glazier stated it would, and noted that actually, he typically only sees water there three times per year water. Mr. Dill asked if Mr. Glazier would be able to seed the area, to which Mr. Glazier stated he would.

Ms. Augustiny asked where the end of the pipe was, on the pond side. Mr. Glazier stated the existing pipe is approximately two feet from the end of the driveway. The swale goes to the pond, after approximately 25-feet over the lawn. Ms. Augustiny asked if there would be erosion control so that the flow doesn't go to the pond before the project is completed. Mr. Glazier responded that he has never seen water come up to that point in the driveway.

Mr. Dill asked when the applicant planned to do work, to which Mr. Glazier replied in June or July, whenever he gets approval. He wants to get pipe in before the paving. Mr. Dill questioned the sequence, and Mr. Glazier stated it would be the removal of the existing garage, the swale, excavation for the foundation once the poles and wires are out of the way, and after the trees are down, pipes, then constructing the new garage and paving. Mr. Dill suggested a few hay bales at the outlet side, just in case there is a large storm during construction. Ms. Augustiny added that until the new swale is stabilized and seeded, there should be some hay bales, etc. in there.

Mr. Dill asked if everything is on the plan. Mr. Glazier stated the swale is not shown on the plan. The house, the pipes across the driveway are on the plan. Mr. Ventres stated they would put it on the approval letter.

Motion by Ms. Augustiny to approve the application for Terrance Glazier, 201 Petticoat Lane, removal and replacement of a garage within the upland review area, and relocation of existing swale and cutting of trees behind the garage, and replacement of culverts across the driveway, with the condition that hay bales or filter media be placed on the pond side of the construction area for stabilization. Seconded by Mr. Goff, and carried by unanimous vote.

D) New: Shawn Greenlaw, 58 Dogwood Road (MR), construction of garage and addition in the upland review area. Assessor's Map 76, Lot 40.

First date: May 18, 2010

Last date: July 21, 2010

No one representing the applicant was present at this meeting. Mr. Ventres stated he had received confirmation from the Chatham Health District that a septic system could be installed. Mr. Ventres suggested the Commission continue this application until the next meeting, and he will try to get in touch with the applicant.

Motion by Mr. Goff to continue the application and schedule an additional field walk for Shawn Greenlaw, 58 Dogwood Road (MR), construction of garage and addition in the upland review area. Seconded by Ms. Augustiny, and carried by unanimous vote.

E) New: Maris Wacs, property owner, Philip Michel, applicant, 97 Bone Mill Road, construction of single family residence with activity in the upland review area. Assessor's Map 3, Lot 6.

First date: May 18, 2010

Last date: July 21, 2010

Mr. Robert Doane, and Mr. Philip Michel addressed Commission. Mr. Michel reviewed his proposal to develop an existing parcel of land. He proposed a 3-bedroom house on the property. They had the wetlands flagged by Mr. Richard Snarski. Soil testing was done by Chatham Health District. The sanitary system, house, and well are shown on the plan. The disturbed area was shown on the map, which was approximately 15,000 square feet. All of the activity is within 100-feet of the wetlands.

Mr. Doane stated this property is located on Hungerford Brook. The house would be built into the embankment, then 15-feet from the house to the septic, and then they begin the sanitary system. They did have some seasonal ground water. The property is a field, and he showed the tree line on the plan. They did not propose to take any of the wooded area down. Mr. Doane designed the sanitary system in order to have the maximum flow away from the wetlands. He had another sheet that showed the design criteria, construction details, and other typical information.

Mr. Goff asked if there were any plans for downspouts. Mr. Doane stated they had better soil on test hole 2, so they could install a dry well there, or a half dry well. They have a 40-foot setback line, and the house is set at 41.5 feet.

Mr. Goff asked about the driveway surface. Mr. Doane stated it was proposed to be gravel process driveway.

Mr. Dill stated one of his big concerns was the parcel's proximity to Hungerford Brook, the significant drop, and the fact that it appeared that this has been a dumping ground. Mr. Dill stated this was a new application, so he suggested that they deter the property owner from continuing to use this area as a dumping ground.

Mr. Doane asked about documents that they could file, etc. He was comfortable that the current property owner would not dump grass clippings, etc. in this area, but he asked for advice on how to deter future property owners from doing the same.

Ms. Augustiny voiced concern that the corner of the house was only 27 feet from the bank. She asked if there was any alternative to move the house location. Mr. Doane stated it was actually only 23.7 feet away from the bank. The silt fence was right on top of the bank.

(Tape change 1B)

Mr. Doane stated he was trying to establish a flat slope. They would not be cutting into the embankment. The 23.7 was a function of the 40-foot setback from the property line. With the modest size of the house, he was restricted somewhat. Ms. Augustiny asked if that could be moved forward. Mr. Doane stated the soil test he did for the sanitary system, he experienced seasonal high groundwater and till. He stated they could talk about doing a conservation easement on the property. He stated they could place markers on the trees for the conservation area for protection. He stated they tried to minimize the impacts with the size of the house, etc.

Ms. Augustiny inquired about the 40-foot setback. Mr. Ventres stated that was a zoning requirement. Anything less would require a variance.

Mr. Dill asked for clarification on the relationship/ownership between the proposed structure and the existing house. Mr. Dill asked if this structure will be sold. Mr. Michel stated they were not planning to sell the house, but rather to use it for guests/family members.

Mr. Dill asked Mr. Ventres to send this to Mr. Curtis for review. He stated they did talk about conservation easements. Ms. Augustiny stated there were a lot of natural plantings. If they wanted to further enhance the area with natural species that would be permitted, as would the removal of invasive species.

Motion by Ms. Augustiny to continue the application for Maris Wacs, property owner, Philip Michel, applicant, 97 Bone Mill Road, construction of single family residence with activity in the upland review area. Seconded by Mr. Goff, and carried by unanimous vote.

B) Continued: Paul Boothroyd and Valerie Almada, 18 West Cove Road, construction of walkway/stairs in the upland review area, and construction of a dock in the wetlands (Moodus Reservoir). Assessor's Map 75, Lot 159

First date: April 20, 2010

Last date: June 23, 2010

No one representing the applicant was present at this meeting.

Mr. Ventres distributed the new information to the Commission, which included a letter dated May 13, photographs, etc.

Mr. Dill noted that he, Ms. Augustiny, Mr. Jahne, and Mr. Cassenti revisited this site. The consensus was that the slopes were much more gradual on the other side of the property, and there was a natural area for a dock.

Mr. Dill noted that the applicant had two buoys. One buoy at 30-feet out, 60-feet and the depth was 3-feet at 30-feet. Mr. Dill stated the applicants wanted a deck area off the water, and then a dock in the water.

The Commission discussed the steps down to the dock. Mr. Ventres had the brochure submitted by the applicants.

Mr. Ventres stated the applicant was still proposing the pressure treated walkway with crushed stone. Mr. Dill and Ms. Augustiny stated the new area was much more gradual. Ms. Augustiny stated the applicants agreed to all of the things the Commissioners requested.

Mr. Dill stated for the deck on the embankment, the applicants proposed a crushed stone base, if preferred by the Commission. Mr. Dill asked Mr. Ventres' opinion on this. Mr. Ventres and Mr. Goff both suggested that the base of the 12x15 platform deck be left alone, without the crushed stone.

Motion by Ms. Augustiny to approve the application for Paul Boothroyd and Valerie Almada, 18 West Cove Road, construction of walkway/stairs in the upland review area, and construction of a dock in the wetlands (Moodus Reservoir), with the following conditions:

- **Work to be done according to plans submitted May 13, 2010,**
- **Leave the soil base under the deck and not cover it with stone,**
- **Submit photographs to the Land Use Administrator after construction is completed.**

Seconded by Mr. Goff, and carried by unanimous vote.

7. IWWC ENFORCEMENT OFFICER'S REPORT

Mr. Ventres stated that the Zito plan on Moodus-Leesville Road that was previously submitted as two 4-family units to two 3-family units. He distributed the plan. The total impervious surface would increase by 175 square feet.

Since additional parking is being proposed, Ms. Augustiny suggested they use pervious pavers, concrete, etc.

Motion by Mr. Dill to write a letter of recommendation to the P&Z and since additional parking is being proposed, the Commission suggests using pervious pavement. Seconded by Ms. Augustiny, and carried by unanimous vote.

6. SUBDIVISION REVIEW

B) Continued: Application 10-04, Averum Sprecher, Parker Road, subdivision review for a proposed 3-lot subdivision. Assessor's Map 29, Lot 19.

First date: April 20, 2010

Last date: June 23, 2010

No one representing the applicant was present at this meeting.

Mr. Ventres stated he spoke with Mr. Sprecher, and he will re-mark all wetlands that are adjacent to buildable areas, re-mark the tree line, mark test pits, and make sure the Commission can get to them.

Motion by Mr. Dill to continue Application 10-04, Averum Sprecher, Parker Road, subdivision review for a proposed 3-lot subdivision until the next meeting. Seconded by Mr. Goff, and carried by unanimous vote.

7. IWWC ENFORCEMENT OFFICER'S REPORT (continued)

Mr. Ventres had mailed in the last packet information that Ms. Augustiny had submitted. Ms. Augustiny stated this new court case brought wildlife considerations back so Commissions can ask for more environmental review.

Mr. Ventres stated before the next meeting, he will update the forestry checklist.

8) DISCUSSION

A) Eightmile River Stream Crossing Guidelines

B) Regulation review

Mr. Dill suggested the Commission schedule a special meeting to discuss these issues. Ms. Augustiny stated they needed to address membership. It was decided that a special meeting would be scheduled for June 10, 2010 at 5:45 p.m., location to be determined.

Motion by Mr. Dill to schedule a special meeting for June 10, 2010, 5:45 p.m., location to be determined, for the purpose of discussing the A&B. Seconded by Mr. Goff, and carried by unanimous vote.

9. ADJOURNMENT

Motion by Mr. Goff to adjourn at 9:12 p.m., seconded by Ms. Augustiny, and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina