

June 13, 2012

7:00 p.m. Land Use Meeting Room

MEMBERS PRESENT: Mr. Bedini, Mr. LaMuniere, Mr. Papsin, Mr. Wadelton

MEMBER ABSENT: Mr. Bohan

ALTERNATE PRESENT: Ms. Cheney

ALTERNATE ABSENT: Mr. Martino

STAFF PRESENT: Mrs. Hill

ALSO PRESENT: Mr. Clark, Mr. Lautier, Mr. Neff, Mr. Sabin, Mr. Fleishmann

Mr. Bedini called the Meeting to order at 7:00 p.m. and seated Members Bedini, LaMuniere, Papsin, and Wadelton and Alternate Cheney for Mr. Bohan.

MOTION:

To add the following subsequent business to the agenda:

V. New Applications: D. Meyers/5 West Church Hill Road/#IW-12-21/Dredge Pond,

VI. Other Business: D. CACIWC Membership,

VII. Enforcement: B. Brown/127 West Shore Road/ Unauthorized Work Along Shoreline/Release of Enforcement Order.

By Mr. Wadelton, seconded by Mr. Papsin, and passed 5-0.

Consideration of the Minutes

MOTION:

To accept the 5/23/12 Regular Meeting minutes as written.

By Mr. Wadelton, seconded by Ms. Cheney, and passed 5-0.

Pending Applications

Lautier/56 June Road/#IW-12-07/Construct Garage and Retaining Walls:

Mr. Clark, engineer, noted he had resolved the concerns raised in the first Milone and MacBroom review dated 5/17/12 and he presented a revised plan to address the concerns raised in their subsequent letter dated 5/22/12. The plan, "Proposed Garage and Accessory Apartment, 56 June Road," by Oakwood Environmental Associates, revised to 6/12 was reviewed. Mr. Clark stated that geo textile fabric had been added under the rock fill behind the proposed retaining wall and details had been added to the drainage plan to make it clear that runoff would be conveyed by a grass swale to the catch basin. Mr. Lautier said he had given the plans to Mr. Smith of the Highway Dept. for review and that he had no questions or concerns. Mr. Bedini noted two of the Commission's concerns: 1) if there was a mishap or if the construction was halted before it was completed there could be adverse impacts such as material sliding down to June Road and 2) preventing water from flowing where it had not flowed previously. He then read the 6/13/12 letter from Mr. Wilson, engineer representing the downgrade property owners directly across East Shore Road, who asked for the following measures to ensure there would be no negative impacts;

conditions of approval, close monitoring, and a bond. Mr. Bedini asked the commissioners if they thought a bond was needed. Mr. Lautier argued that Milone and MacBroom had not recommended a bond and said that he has not impacted the flow of water on his property. Mr. LaMuniere recommended a condition of approval requiring very close monitoring, especially during blasting, moving the blasted material and rocks, and building out the driveway shoulder, to make sure the work was done as approved and that a bond be required. He thought inspections should be conducted at least once a week. Mr. Papsin agreed there should be strict monitoring as Mr. LaMuniere recommended plus after rain storms, at the start of the project, and when the driveway work has begun. It was the consensus that the WEO would monitor the project; a professional consultant was not needed.

MOTION:

To approve Application #IW-12-07 submitted by Mr. Lautier to construct a garage and retaining walls at 56 June Road according to the plan, "Proposed Garage and Accessory Apartment, 56 June Road," by Oakwood Environmental Associates, dated 3/15/12 and revised to 6/12; the permit shall be valid for two years and is subject to the following conditions:

1. the site shall be inspected a minimum of once per week and after rain events,
2. the Land Use Office shall be notified at least 48 hours prior to the commencement of work so the WEO can inspect and approve the erosion control measures,
3. the property owner shall give the contractor copies of both the motion of approval and the approved plans prior to the commencement of work, and
4. any change to the plans as approved must be submitted immediately to the Commission for reapproval.

By Mr. Wadeldon, seconded by Mr. LaMuniere, and passed 5-0.

Sargeant/28 Tinker Hill Road/#IW-12-15/Repair Stonewalls and Dock Foundation on Lakeshore:

There was no one present to represent the applicant, and no new information had been submitted since the last meeting. Mr. Sargeant had advised the Commission that he would decide on the exact work he would propose and would provide the Commission with the details. Further discussion was tabled until the next meeting.

McAdam/231 Romford Road/#IW-12-16/Pesticide Application:

Mrs. Hill reported that Mr. Ajello had written to the applicant to ask for additional information to complete the application, but noted it had not yet been received and the 65 day period in which to act on the application would expire before the next meeting. Mr. Wadeldon briefly reviewed this undated letter.

MOTION:

To deny Application #IW-12-16 submitted by Mr. and Mrs. McAdam to apply pesticides to the pond at 231 Romford Road on the basis of an incomplete application.

By Mr. Wadeldon, seconded by Ms. Cheney, passed 5-0.

(Motion approved, Application denied)

New Applications

Lederer/274 Nettleton Hollow Road/#IW-12-18/Septic System Repair:

Mr. Neff, engineer, presented his plan, "Septic System Repair Plan," dated 5/18/12. He explained that the existing 500 gal. septic tank, which is close to both wetlands and Sprain Brook, is rusting

out and so would be replaced with a non corrodible plastic tank. The new tank would be set back 25 feet from wetlands per the State Health Code and would be hooked up to the existing septic system. He submitted a copy of the 6/8/12 Health Dept. approval. He noted that although a pump chamber, pump line, and leaching field closer to Nettleton Hollow Road were shown on the plan, they were not included in the current application. He said they had been indicated to show there was adequate room on the property if they were needed in the future. The work sequence was discussed. There is an existing access to the work area. The old tank would be dug out with a mini excavator and removed from the site. The plastic tank would then be lifted in. Mr. Neff noted there would be only a small amount of disturbance. It was the consensus this was a straightforward application and could be acted on at the next meeting.

Washington Club, Inc./8 Golf Course Road/#IW-12-19/Reconstruct Pump House:

Mr. Neff, engineer, explained the proposal to rebuild the small shed over the irrigation pump. The shed would be dismantled, leaving the pump in place, and then reconstructed to the exact dimensions. The shed would not be heated. He said there would be no disturbance in the wetlands, although the work was in the regulated area. Mr. Neff pointed out the access and the stockpile area on the plan, "Pump House Reconstruction Plan," by Mr. Neff, dated 5/10/12. It was noted the pump is on a concrete slab and the shed would be built on piers. There were no questions from the commissioners.

Berg/22 Foulis Road/#IW-12-20/Clean Out Pond:

Mr. Wood, contractor, submitted a letter of authorization dated 6/23/12. Two maps were reviewed: 1) an 8X11 portion of a survey map, no date or title, showing the section of the pond to be dredged and the stockpile and staging area along the existing driveway and 2) "Site Analysis Plan," by Mr. Alex, revised to 1/17/07. A color photo of the pond was also submitted. Mr. Wood stated that the outlet pipe had disintegrated and so would be replaced with rip rap. He said that 300 yards of silt would be dredged from the north end of the pond and the excavated material would be taken off site. The work was planned for the dry season in August when the pond dries up, and therefore, there will be no need to drain the dredged material. The excavation will go down 4 ft. to hardpan and the side slopes will be 3:1. Mr. Bedini read the narrative on the application form. Mr. Wood stated the proposed outlet would be 6 ft. long and lined with intermediate rip rap because there was not much velocity at the outflow. Mr. Papsin asked where the water flows to. Mr. Wood said it runs to a ditch at the side of the road and then crosses the road to a 15 in. culvert. There were no other questions or comments. Mrs. Hill will review the application for completeness prior to the next meeting.

Other Business

Fleischmann/219 Roxbury Road/Request to Revise Permit #IW-08-05:

Mr. Fleischmann said he could not install a gravity tank for his septic system as originally approved and so proposed a new location for the tank approximately 60 ft. from wetlands per the recommendation of the Health Dept. The map, "Topographic Survey," by Riordan Land Surveying, dated June 15, 2007 with hand drawn revisions to the septic system and underground electrical conduit, dated 5/30/12 was reviewed. Mr. Fleischman said that while he has the equipment on the property to do the septic work he would also like to install an underground electrical conduit from the telephone pole on Roxbury Road to the back of the garage apartment and then to the northwest corner of the main house. He said he had also added the locations of the air conditioning unit and

propane tank to the plans. Dimensions of the proposed trench were noted; 150 to 200 ft. total length, 3 ft. deep, and 2 ft. wide. Mr. Fleischmann pointed out the location of a manmade pond, which impacted the possibility of alternate locations for the septic tank and the location of proposed silt fencing. He said the work would be done during dry weather and there would not be much disturbance. Also included in the request for revisions was a waterline ditch from the well to the main house. Mr. LaMunier said there would be no impact to the wetlands. Mr. Fleischmann stated he would like to begin the work as soon as possible because the equipment was already on site.

MOTION:

To approve the revision of Permit #IW-08-05 issued to Mr. Fleischmann, 219 Roxbury Road per the plan, "Topographic Survey," dated June 15, 2007 with handwritten additions for revisions to the septic system and an underground conduit dated May 30, 2012.

By Mr. Waderton, seconded by Mr. Papsin, and passed 5-0.

Sullivan and Ahearn/7 Warren Rd/Request to Renew Permit #IW-10-23:

It was noted that Ms. Sullivan and Mr. Ahearn had submitted a letter dated 5/22/12 requesting the renewal of their permit to dredge their pond and improve drainage and stating that they proposed no changes to the original permit granted.

MOTION:

To approve the request to renew Permit #IW-10-23 issued to Sullivan and Ahern, 7 Warren Road for two years.

By Mr. Waderton, seconded by Ms. Cheney, and passed 5-0.

Oberndorf/151 West Shore Road/Request to Revise Permit #IW-07-57:

Mr. Bedini read the 5/29/12 letter from Mr. Sabin, landscape architect, requesting to excavate 6 cu. yds. of material to create ponded conditions and a sump at the outlet of the pipe and to plant the disturbed areas with native wetlands plants. The sketch plan, "Proposed Bio Filter," by Mr. Sabin, dated 5/29/12 was reviewed. Mr. Papsin asked if the Oberndorfs had to get approval from the state DOT. Mrs. Hill noted that the permit letter directs the property owner that all required local, state, and federal permits must be obtained before any work may begin.

MOTION:

To approve the request to revise Permit #IW-07-57 issued to Mr. Oberndorf, 151 West Shore Road for a biofilter and planting of native shrubs per Mr. Sabin's plan dated 5/29/12.

By Mr. Papsin, seconded by Mr. LaMunier, and passed 5-0.

CACIWC Membership Renewal:

It was the consensus that the Commission's membership should be renewed.

Enforcement

Brown/127 West Shore Road/Unauthorized Work Along Lakeshore:

The document, "Release of Enforcement Order," was reviewed by the commissioners. Mrs. Hill noted that she had discussed this matter with Mr. Ajello who reported that he had inspected the site, had received an as-built from Mr. Sabin, and had said he was in favor of releasing the enforcement order.

MOTION:

To release the enforcement order for Brown/ 127 West Shore Road/Unauthorized Work Along the Shoreline.

By Mr. Wadelton, seconded by Ms. Cheney, and passed 5-0.

MOTION:

To adjourn the meeting. By Mr. LaMuniere.

Mr. Bedini adjourned the meeting at 8:08 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,
Janet M. Hill
Land Use Administrator