

April 11, 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: Mr. Ajello, Mrs. Hill

ALSO PRESENT: Mr. Lautier, Mr. Clark, Mrs. Tracy, Mr. Balech, Mr. Carpanzano

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.

Consideration of the Minutes

The 3/28/12 Regular Meeting minutes were accepted as corrected.

Page 1: Line #3 in first motion: Devisscher is the correct spelling.

Page 3: 6th line from bottom: Mr. LaMuniere questioned whether 300 yards of material would fit in this area, and it was clarified that 100 yards would be used here.

Page 4: Under Enforcement: The correct spelling is Chatfield.

MOTION:

To accept the 3/28/12 Regular Meeting minutes as corrected.

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

MOTION:

To accept the 4/5/12 Lautier site inspection minutes as written.

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

The 4/5/12 Tracy site inspection minutes were accepted as corrected.

Line #1: Change "Rabbit Hill Road" to "the shared driveway off Rabbit Hill Road."

MOTION:

To accept the 4/5/12 Tracy site inspection minutes as corrected.

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

Pending Applications

Lautier/56 June Road/#W-12-07/Construct Driveway, Retaining Walls, Landscape Berm:

Mr. Clark, engineer, said he had just received a copy of Mr. Wilson's 4/11/12 letter and had not had time to respond. Mr. Bedini asked if points 5 and 6 were missing in the sequence. Mr. Clark said he would check and make the corrections if they were, in fact, missing. Mr. Papsin voiced his concern about the proposed height of the material to be placed at the top of the driveway and the erosion that would occur. He asked how high the material would be raised and what was proposed on the back side of the erosion control measures. Mr. Clark stated that much of the erosion would

be taken care of by rebuilding the rubble retaining wall, which would contain it. He said it would be backfilled behind the stones with the excavated material. He also said there would not be much exposed ground during construction. Mr. Bedini noted erosion controls were needed to protect the lake and roads and to prevent material from rolling down the very steep slopes to June Road. He asked Mr. Clark if he thought this could happen. Mr. Clark again stated the rubble retaining wall would be the best control. Mr. Bedini was concerned about the amount of excavated material, the size of the area to be excavated, and the excavation for footings. Mr. Clark said there would be some excavation in front, but the foundation would be pinned to the stone in the back. Mr. Papsin asked if the excavation would go down 4 feet. Mr. Clark said it would not go down that far where the pins to the ledge would be located. Mr. Bedini asked how much material would be excavated. Mr. Clark responded 3000 yards, some of which would be used for the proposed projects on the property and the rest would be trucked off site. Mr. LaMuniere asked if the berm would be made of top soil. Mr. Clark said landscape stone would be used. Mr. LaMuniere did not see any reason to put rocks on the knoll if it will be planted. Mr. Clark agreed to specify on the plans that mainly top soil would be used for the berm. Mr. LaMuniere noted the area between June and West Shore Roads was very steep and that there was erosion near the state catch basin. Mr. Clark responded that was not on the applicant's property and that the amount of excess stormwater would be small compared to the runoff from the total watershed. Mr. Bedini noted there would be seepage from the rocks and asked, since the plans called for cutting back into them, how could Mr. Clark be sure the runoff would not increase. Mr. Clark said any runoff from this area would be piped into the existing drainage system. Mr. Bedini recommended the Commission have a consultant review the plans. Mr. LaMuniere agreed given the size of the operation on such steep land and the problem of disposing of the excess material without impacting June and West Shore Roads and the lake. Mr. Lautier complained that a pipe installed in 2004 on his neighbor's property discharges onto his property, which impacts the flow of the watercourse through his property. The plan, "Proposed Garage," by Oakwood Environmental Associates, dated 3/15/12 was reviewed and the roof drains, septic system, various pipes, location of the areas where excess material would be deposited, etc. were pointed out. Mr. Clark noted a couple hundred yards of material would be placed above the leaching fields. Mr. Papsin agreed a consultant should be hired due to the proposed blasting. Mr. Wadelton noted the terrain close to June Road, West Shore Road, and the lake would be altered and the exact amount of material to be excavated was not known. He thought the amount and kind of material should be known before it was decided what and how to build. He did not think the plans were fully thought out. The consultant bond process was explained to Mr. Lautier and Milone & MacBroom was chosen as the consultant. Mr. Bedini noted that the proposed blasting, seepage from the hillside, erosion and sedimentation controls, and the number of proposed catch basins and their locations would be some of the issues the consultant would review. Mr. Ajello said the consultant would probably recommend the use of filter fabric behind the walls and landscaping fabric on the slopes. Mr. Lautier and Mr. Clark asked to be notified so they can be present when the consultant inspects the property.

Tracy/47 Rabbit Hill Road/#IW-12-09/Construct Driveway, Regrading Near House:

Mr. Clark, engineer, noted there had been a site inspection and asked the commissioners if they had any questions. The plans, "Driveway Realignment," 3 sheets, by Oakwood Environmental Associates, dated 3/21/12 were reviewed. Mr. LaMuniere noted the plans did not indicate what would happen to the runoff once it reached the three level spreaders. Mr. Clark responded that two flow into the wetlands and one flows from the wetlands. Mr. LaMuniere noted the plans called for a gravel driveway, but thought since some sections would have more than an 18% grade with steep shoulders that the steep sections should be paved. He thought heavy rain and frost would cause

erosion on the steepest slopes. Mr. Clark said the 18% section would be elevated so there would not be much water getting to it if the drainage system was maintained. He also said the drainage would be pushed to the shallower embankments so a fairly small amount of runoff would flow over the driveway surface. Mr. Clark pointed out the section of driveway to be abandoned, but said the asphalt would not be taken out. Mr. Bedini asked in the sections requiring 8 ft. of fill, would the width of the fill be 40 ft. Mr. Clark said it would be 60 ft. and showed the driveway profile and cross sections. It was noted that all of the proposed activity was on the Tracy property, although the stream flows beyond their property line. A rip rapped apron to the stream was proposed. Mr. Ajello asked if a sediment basin could be installed at the bottom of the slope to trap the sediment before it reaches the stream during construction and until the site is stabilized. Mr. Bedini thought the sediment basin should be permanent and Mr. Clark agreed to revise the plans accordingly. Mr. Papsin asked if a jute mat could be installed on the steep slopes to help stabilize them. Mr. Clark said he would use a different material, but agreed to add this to the plans. Mr. Clark noted the driveway would be installed in stages and each stage stabilized and vegetated before work began on the next stage. This would limit the amount of exposed area at any one time. Mr. Ajello recommended that stage I be done early enough in the year so that the grass would be established before winter. Mr. Clark suggested that if the work progressed beyond the growing season that additional erosion control measures could be implemented. Mr. Ajello also recommended an in stream filter during construction. Mr. Clark said he would add this detail. There were no questions about the proposed regrading work near the house.

Town of Washington/59 East Shore Road/#IW-12-10/Deposit Sand on Town Beach:

It was noted this application had been reviewed at the last meeting and no concerns had been raised.

MOTION:

To approve Application #IW-12-10 submitted by the Town of Washington to deposit beach sand at 59 East Shore Road.

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

Devisscher/69 Wykeham Road/#IW-12-11/Addition to Existing Dwelling:

Mr. Balech, contractor, noted the proposed one story addition would be 8' X 11' on a 42 inch footing with a concrete slab. Mr. Bedini reviewed the documents submitted since the last meeting to make sure all the issues raised by Mrs. Hill in her 3/28/12 review had been addressed. The map, "Preliminary Site Plan," by Hinkel Design Group, dated 9/30/10 and a section of that map with handwritten notes were reviewed. It was noted that silt fence had been added to the plans and that the excess soil would be immediately removed from the site. Mr. Balech signed and dated the map section sheet. There were no questions by the commissioners.

MOTION:

To approve Application #IW-12-11 submitted by Ms. Devisscher for an addition to the dwelling at 69 Wykeham Road per the plan, "Preliminary Site Plan," by Hinkel Design Group, LLC., dated 9/30/2010 and additional plans with notes by Mr. Balech, dated 4/11/12, subject to the following conditions:

1. that the Land Use Office be notified at least 48 hours prior to the commencement of work so the WEO can inspect and approve the erosion control measures,
2. that the property owner give the contractor copies of both the motion of approval and approved plans prior to the commencement of work, and

3. any change to the plans as approved must be submitted immediately to the Commission for reapproval.

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

New Applications

Edwards/14 Church Hill Road/#W-12-12/Construct Patio and Fireplace:

Mr. Carpanzano, agent, presented an enlargement of the proposed patio area and a rendering of the back of the house with the patio. The map, "Proposed Plan," by Mr. Neff, with handwritten date and notes, 4/2/12 was reviewed. Mr. Carpanzano said the bank of the brook, which is south of the proposed patio, is a higher elevation than the patio. He said that 6" to 8" of soil would be taken off site. There were no questions and it was determined that a site inspection was not necessary.

Enforcement

Mr. Ajello summarized his 4/11/12 Enforcement Report. Additional matters that were discussed included:

Canal and McAdams/Aquatic Pesticide Applications:

Mr. Wadelton asked if a local permit was actually required. He recommended the Commission consult with its attorney to find out what it is allowed to require and what it can ask for. It was noted that in the case of a new contractor or property owner, it is beneficial for the Commission to get involved. Although the DEEP routinely issues permits, the Commission usually attempts to educate property owners on other methods to care for their ponds. Vegetative buffering and cutting down on the use of fertilizers are strongly recommended.

Hochberg/15 Couch Road:

It was noted Mr. Hochberg still has not paid his citation. He requested a hearing to appeal it, but it was never scheduled. Mr. Ajello will bring this matter up with the Selectmen's Office.

Town of Washington/10 Blackville Road:

It was reported that a resident had complained that the silt fencing was in disrepair. Mr. Ajello said he would contact the Selectmen's Office.

It was noted that Howard/99 West Shore Road and Herman/74 West Morris Road could be taken off the enforcement list.

Administrative Business

Mr. Bedini said that he had discussed the Town's membership in the NW Ct. Conservation District with Mrs. Payne, Conservation Commission chairman, and it was decided neither the Inland Wetlands Commission nor the Conservation Commission would renew the membership.

There was no need to hold an Executive Session.

MOTION: To adjourn the Meeting. By Mr. LaMuniere.

Mr. Bedini adjourned the Meeting at 8:55 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,
Janet M. Hill
Land Use Administrator