

September 14, 2011

Public Hearing – Regular Meeting

5:30 p.m. Land Use Meeting Room

MEMBERS PRESENT: Mr. Bedini, Mr. Bohan, Mrs. Hill, Mr. LaMuniere, Mr. Wadelton

ALTERNATES PRESENT: Ms. Cheney, Mr. Papsin

STAFF PRESENT: Mr. Ajello, Mrs. J. Hill

ALSO PRESENT: Mr. Sanford, Mr. Hileman, Mr. Law, Mrs. Dyer, Mrs. Peckerman, Mr. Organschi, Mr. Aston, Mr. Charles, Mr./Mrs. Matthews, Residents

PUBLIC HEARING

Steep Rock Assoc./120 Bee Brook Road/#IW-11-21/Footbridge

Mr. Bedini called the public hearing to order at 5:33 p.m. and seated Members Bedini, Bohan, Hill, LaMuniere, and Wadelton.

Mr. Wadelton read the legal notice published in Voices on 8/31/11 and 9/11/11 and the list of documents in the file.

Mr. Organschi, design principal, Mr. Law, Director of Steep Rock Assoc., and Mr. Sacco, engineer, were present.

Mr. Organschi explained that a pedestrian timber bridge over the Shepaug River to be located 512 ft. upstream from the Rt. 47 crossing was proposed. The plans, "Pedestrian Bridge Crossing the Shepaug River at the Hidden Valley Reservation," by Gray Organschi and TPA Design Group, revised to 8/18/11 were reviewed. Mr. Organschi noted the main goals of the project were to keep all work out of both the riparian river channel and the adjacent wetlands and to provide an accessible crossing for wheelchair bound people.

It was noted that the project was under review by the DEEP for flood certification, a 60 day process, and that the flood elevation at the bridge site was 518.

Mr. Organschi discussed feasible and prudent alternatives and said this was the preferred location because it required less ramp, which meant fewer impacts to the wetlands. He said a bridge closer to the DOT bridge was not feasible because it was too difficult to work with the state and a location further up the river was not feasible because you would not be able to see it from the south parking lot.

Construction materials were briefly reviewed. The bridge would be constructed of pressure treated laminated timber planks, stainless steel cables, and concrete footings. The footings on the north side would serve as the abutment and structural mass for the bridge. The cables would be installed outside the wetlands areas. A gabion "basket" was proposed to surround the concrete footings.

The erosion control plans on Sheets 2 and 3 were discussed. Mr. Organschi stated that existing grades would be used wherever possible so that deposition of fill and excavation would not be required. He noted that Steep Rock had requested that clearing be kept to a minimum and that the amount of footings had been reduced whenever possible. Best management practices per the 2002 Ct. Soil and Erosion Guidelines were proposed and the work would be done during the dry season.

Mr. Organschi described the construction sequence, which is detailed on Sheet AO.2. The five basic phases were 1) site preparation, 2) excavation, 3) pouring of concrete, 4) stringing of the cable system, and 5) installation of the deck components. The initial phases would be done in June/July of 2012 and

the later phases in September 2012.

Mr. Organschi responded point by point to the Milone and MacBroom report dated 9/12/11. His response is detailed in his 9/14/11 letter to Mrs. Hill, Mr. Ajello, and commissioners, which is on file in the Land Use Office.

Mr. Bedini asked if machinery would be placed in the river. Mr. Organschi said it would not, but equipment would cross Bee Brook. He added that there also would be no machinery within the wetlands limits and all staging areas would be outside the wetlands areas.

Mr. Bedini asked if the bridge could sustain high winds. Mr. Organschi said very strict structural design specifications would be met for both wind load and vibrations.

Mr. Sanford, engineer from Milone and MacBroom, said the plans had been reviewed by a soil scientist, engineer, and structural engineer. He said the location was proposed where there would be the least impact to the wetlands and all activities were outside the wetlands so there would be no significant impacts. Regarding the trees to be cut, he noted the Commission should be comfortable with the number to be cut, especially below the high water line, the number to be cut in the cable areas should be specified, particularly in the south on the steeply sloped banks, the areas to be cleared should be clarified, and said there had to be enough clearance to get the materials to the site. Mr. Sanford recommended the installation of siltsoxx instead of silt fence because siltsoxx will stay in place under the conditions existing along the Shepaug River. He said all stumps should be left in place and all disturbed areas restored and stabilized with native plantings. For the north abutment, Mr. Sanford thought micropiles were the preferred alternative because they would require less dewatering than for standard concrete abutments, and therefore, less impact would result.

Mr. Bedini asked Mr. Sanford if he had an estimate of the number of trees to be cut. Mr. Sanford said this would not be possible until the plans were revised to show the limits of clearing.

Mr. Organschi noted that on the south side the goal was not to take down all of the trees, but to tie back branches so that the materials could be conveyed. He was not sure how this should be indicated on the plans.

Mr. Papsin asked about the life of the cable system. Mr. Organschi said it was 15 to 30 years depending on the coating system. He also stated that the cables could be restrung fully outside the wetlands and so their replacement would not cause any significant impact.

Mr. LaMuniere stated that the protection of the canopy was critical, especially on the north bank near the large wetland pocket. He also thought the hemlocks on the south bank and all the vegetative cover should be protected. Mr. Organschi said the applicant hoped to work closely with the Commission to save as much vegetation as possible.

Mr. LaMuniere asked if a problem with turbidity was anticipated. Mr. Organschi said it was not due to the erosion control measures proposed and the use of proper dewatering techniques.

When Mr. Ajello questioned the aesthetics of the proposed gabions, Mr. Organschi said he would discuss this with the Commission if it was a wetlands issue. Mr. Ajello said if the gabions were not used, there would be less material to be moved up river.

Mr. Bedini asked for comments from the public.

Mr. Charles gave a brief history of the reasons for the bridge and for its proposed location. He asked the Commission to consider feasible and prudent alternatives and to include the originally proposed DOT bridge as an alternative. When Mr. Bedini noted that that bridge was no longer possible, Mr. Charles countered that some of the funding for the original DOT bridge was no longer available, but

there was nothing to prevent a pedestrian bridge from being built along the DOT's Rt. 47 bridge.

Mr. Bedini explained that the application before the Commission was for a bridge in the location proposed by Steep Rock and that if the Commission found there could be significant impacts to the wetlands or watercourses, it would then consider feasible and prudent alternatives. He also noted that aesthetics and funding were not the Commission's concerns. Mr. Charles said he did not understand how there could be less impacts to the wetlands and watercourse by building the bridge 512 feet upstream rather than along side the DOT bridge and he cited another recent bridge application where the Commission required the applicant to consider feasible and prudent alternatives.

Mr. LaMuniere noted that the Commission's consultant supported the proposed approach and that one of the goals was wheelchair accessibility. He said the impact to the wetlands appeared minimal. Mr. Bedini agreed, but said it had not yet been determined whether the proposal would have significant impacts.

Mr. Organschi stated the applicant would make the revisions that Mr. Sanford and the Commission thought were necessary.

Mr. Bedini said the public hearing would be continued to provide the Commission the opportunity to review and comment on the revisions the applicant would submit. After a brief discussion, the hearing was continued to Wednesday, September 28, 2011 at 5:00 p.m. in the Land Use Meeting Room.

Mr. Bedini asked the applicant and members of the public to get their comments and revisions in as soon as possible.

At 6:50 p.m. Mr. Bedini continued the public hearing.

REGULAR MEETING

7:00 p.m.

MEMBERS PRESENT: Mr. Bedini, Mr. Bohan, Mrs. Hill, Mr. LaMuniere, Mr. Wadelton

ALTERNATES PRESENT: Ms. Cheney, Mr. Martino, Mr. Papsin

STAFF PRESENT: Mr. Ajello, Mrs. Hill

ALSO PRESENT: Ms. Matteo, Mr. Sabin, Atty. Kelly, Mr. Neff, Mr. Horrigan, Mr. Bennett, Mr. Gabrenas, Ms. Martin, Mr. Szymanski, Mr. Farmen, Ms. Scodari, Mr. Aston, Atty. Olson, Residents

Mr. Bedini called the Meeting to order at 7:07 p.m. and seated Members Bedini, Bohan, Hill, LaMuniere, and Wadelton.

MOTION:

To include the following subsequent business not already posted on the agenda:

III. Consideration of the Minutes:

G. Special Meeting – 7/27/11 and

H. 8/24/11 Matteo site inspection

and to note the following new application that was received too late to be posted on the agenda:

Seitz/104 Blackville Road/#IW-11-35/ Site Drainage and
Armor Streambank.

By Mr. Wadelton, seconded by Mr. Bedini, passed 5-0.

MOTION:

To change the order of the Agenda to take up Consideration of the Minutes after X. Executive Session.

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

Pending Applications

Steep Rock, Assoc./120 Bee Brook Road/#IW-11-21/Bridge:

It was noted the public hearing had been continued to 9/28/11 at 5:00 p.m. in the Land Use Meeting Room

Brown/127 West Shore Road/#IW-11-22/Application to Correct Violation:

Mr. Sabin, landscape architect, and Atty. Kelly represented the applicant. The 9/6/11 email between Atty. Kelly and Atty. Olson was read into the record and all of the emails between them from 8/16/11 through 9/9/11 were submitted for the file. Mr. Ajello noted that he did not agree with all of the statements by Atty. Kelly in the 9/6/11 email. Atty. Kelly circulated photos of the site. Mr. Sabin presented his amended landscaping plan, "Proposed Shoreline Improvements and Buffer," dated 9/14/11 showing the counter proposal revisions in red. In his counter offer for his 157 feet of shoreline, Mr. Brown proposed to retain approximately 68 feet of dry laid seawall and to leave the remaining 60% as natural buffer. Mr. Sabin said that more than 240 native plants would be added to the buffer and these would help to manage the road runoff. Atty. Olson asked what would be done with the fill that had been placed behind the wall. Mr. Sabin said the amount was negligible. The proposed deposition of large flat stone slabs that would be resistant to wave action along the shoreline was discussed. Mrs. Hill asked if any larger stones would be added elsewhere. Mr. Sabin stated there would be a second course of stones behind the first. Atty. Kelly said the grade would be changed to provide a lower elevation for accessing the lake. Mr. Sabin said a ramp would be cut in. Atty. Olson noted that regrading would be required and asked how much would be done. Mr. Sabin said less than 25 cubic yards would be removed and that permanent stones would be laid down to correct the erosion problem. Atty. Kelly explained this was in response to the Commission's request to replant the entire area, but Atty. Olson responded that the request was for restoration, not to place stones. Atty. Kelly noted that if the Commission did not want any of the stones to be placed, then the applicant would agree not to do so. Mr. Ajello asked what the planted area would look like. Mr. Sabin said it would not be woods, but would be a native plant shrub layer with a fern understory. Mr. Ajello asked if it would be maintained. Atty. Kelly said, yes, the owner would not give up his right to landscape his property. Mr. Sabin reviewed the types and quantities of the proposed vegetation. It was the consensus of the commissioners to go into executive session to discuss the counter proposal.

MOTION:

To alter the order of the Agenda to move Executive Session up to IV. Pending Applications: B. Brown/#IW-11-22/Application to Correct Violation.

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

MOTION:

To enter Executive Session at 7:33 p.m. to discuss pending litigation: Brown/127 West Shore Road/Unauthorized Work along Shoreline and Application #IW-11-22.

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

MOTION:

To end Executive Session at 8:04 p.m.

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

Hochberg/15 Couch Road/#IW-11-25/Dredge Pond:

Mr. Szymanski, engineer, submitted his plan, "Pond Dredging Plan," revised to 9/14/11. After discussing the proposal with Mr. Ajello in the field, Mr. Szymanski said he had revised the location of the disposal area to keep it closer to the road. He also read the additional notes he had added to the plans. There were no other questions or comments.

MOTION:

To approve Application #IW-11-25 submitted by Mr. Hochberg to dredge his pond at 15 Couch Road per the plan, "Pond Dredging Plan," by Arthur H. Howland and Assoc., dated 6/30/2008 and revised to 9/14/11; permit shall be valid for 9 years and subject to the following conditions:

1. that 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 before work begins,
2. that the property owner give the contractor copies of both the motion of approval and the 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 Mr. LaMuniere, and passed 5-0

Lake Waramaug Country Club/22 Golf Links Road/#IW-11-26/Install Fairway Drainage System:

Mr. Gabrenas, golf course superintendent, presented the plan, "Golf Course Drainage Improvement Plan," by Mr. Neff, revised to 10/26/04 on which he had drawn the limit of disturbance line. He pointed out the area of the filter basin where a 2 ft. depth would be established and he said the drainage lines within the disturbed area were now marked. Mr. Papsin asked if there was a containment area for the excavated material. Mr. Gabrenas said it would most likely be used elsewhere on the golf course. Mr. LaMuniere asked for the size and depth of the drainage pipes. Mr. Gabrenas said they were 4 inch lines and would be 1 ft. deep.

MOTION:

To approve Application #IW-11-26 submitted by the Lake Waramaug Country Club to install a fairway drainage system at 22 Golf Links Road per the plan, "Golf Course Drainage Improvement Plan," by Mr. Neff, dated 8/19/04 and revised to 10/26/04 and per the sheet received tonight, signed and dated 9/14/11; permit shall be valid for 9 years and subject to the following conditions:

1. that 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 before work begins,
2. that the property owner give the contractor copies of both the motion of approval and the 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 Mr. Bedini, passed 5-0.

Regional School District #12/159 South Street/#IW-11-27/Install Air Line and Remove Tree:

It was noted that no one was present to represent the applicant and there had been no questions or concerns at the last meeting.

MOTION:

To approve Application #IW-11-27 submitted by Regional School District #12 to install an air line and remove a tree at 159 South Street per the plan, "Property Boundary Survey Site Analysis Plan," by Mr. Alex, dated 2/2004; permit to be valid for 9 years and subject to the following conditions:

1. that 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 before work begins,
2. that the property owner give the contractor copies of both the motion of approval and the 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 Mr. Bedini, passed 5-0.

Shepaug Valley Properties/27 Mt. Tom Road/#IW-11-28/Storage Shed, Parking Area, Walkway, Bridge:

The revised map, "Supplemental Map Showing Topographic Lines and Wetlands," unsigned, dated 12/10/87 with the location of the proposed activities highlighted by hand, was reviewed. Ms. Martin

noted the new location of the walkway, which would now cut across her property. A site inspection was scheduled for Wednesday, 9/21/11 at 5:00 p.m. Ms. Martin said she would be willing to submit a new application, but not until after the site inspection had been conducted.

Glickman-Henley/37 Old North Road/#IW-11-29/Addition to Dwelling:

Mr. Neff, engineer, had revised the map to show the flagged wetlands boundaries and said it was now confirmed that the proposed addition (finishing off the building under the existing roof) was 25 feet from the wetlands. The map, "Soil Erosion and Sediment Control Plan," revised to 9/1/11 was reviewed. There were no questions or comments.

MOTION:

To approve Application #IW-11-29 submitted by Glickman and Henley for an addition to their dwelling at 37 Old North Road per the plan, "Soil Erosion and Sediment Control Plan," by Mr. Neff, dated 8/7/11 and revised to 9/1/11; the permit shall be valid for 9 years and subject to the following conditions:

1. that 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 before work begins,
2. that the property owner give the contractor copies of both the motion of approval and the 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 Mr. Bedini, passed 5-0.

Matteo/176 West Shore Road/#IW-11-30/Repair Lakeshore Landing:

Mr. Neff, engineer, and Ms. Matteo were present. Mr. Neff stated there had been no changes to the plans since the last meeting. Mr. Papsin noted the proposed repairs were minor.

MOTION:

To approve Application #IW-11-30 submitted by Ms. Matteo to repair the lake shore landing at 176 West Shore Road per the hand drawn plan, "Lakeside Landing Repair Plan," by Mr. Neff, dated 8/6/11; the permit shall be valid for 9 years and subject to the following conditions:

1. that 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 before work begins,
2. that the property owner give the contractor copies of both the motion of approval and the 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 Mr. Bedini, passed 5-0.

Brown/127 West Shore Road/#IW-11-31/Application for Exemption:

MOTION:

To table discussion of Application #IW-11-31 submitted by Mr. Brown for work at 127 West Shore Road.

By Mr. Bedini, seconded by Mr. Bohan, and passed 5-0.

New Applications

Bennett/207 Bee Brook Road/#IW-11 32/Repair Retaining Wall:

Mr. Neff, engineer, and Mr. Bennett explained that the recent storms had caused erosion along the streambank near the house. Mr. Bennett noted his house was only 12 feet from the streambank and that 3 to 4 ft. of the bank had washed out. He feared the water would reach his house if there was another storm before the retaining wall was repaired. Mr. Neff explained the details shown on his plan,

“Retaining Wall Repair Plan,” dated 9/7/11. He said the base of the wall and the upper level of the eroded bank would be reinforced with stone and then backfilled. Filter fabric would be installed behind the boulders. Also plants would be transplanted and placed between the boulders. He referred to the proposed construction sequence and narrative on the plan. Photos of the site were circulated. It was the consensus of the commissioners that this was emergency repair work and that action on the application could be taken immediately.

MOTION:

To approve Application #IW-11-32 submitted by Mr. Bennett to repair the retaining wall at 207 Bee Brook Road per the plan, “Retaining Wall Repair Plan,” by Mr. Neff, dated 9/7/11; the permit shall be valid for 9 years and is subject to the following conditions:

1. that 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 before work begins,
2. that the property owner give the contractor copies of both the motion of approval and the 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 Mr. Bedini, passed 5-0.

Griffin/199 West Shore Road/#IW-11-33/Replace Boathouse Concrete Walls:

Mr. Neff, engineer, and Mr. Rich Horrigan, contractor, were present. Mr. Neff presented photos of the existing conditions. Mr. Neff stated that a temporary coffer dam would be installed around the work areas to keep the work zone dry. The same contractor who worked on the Town boat launch will do the work. Mr. Neff said the new concrete walls would not change in size or configuration and would be 12 inches thick. The old cracked walls would be removed, the walls would be repoured and foundation work would be done at the bottom of the footings where erosion had taken place. Mrs. Hill asked what type of machinery would be used. Mr. Neff said an excavator and pointed out the accessway and where the work would be done from. Mr. LaMunier thought it was a complex project and recommended a site inspection. The site inspection was scheduled for Tuesday, September 20, 2011 at 5:00 p.m.

Rumsey Hall School/210 Romford Road/#IW-11-34/Reconstruct, Enlarge Student Center, Reconfigure Driveway and Parking, Install Drainage System:

For orientation, Mr. Farnen, Headmaster, presented the map, “Illustrative Master Plan,” dated 2000 and explained why it was necessary to reconstruct and increase the size of the building. Mr. Aston, engineer, submitted plans, “Dining Hall/ Student Center Inland Wetlands Submission,” 14 Sheets, by Wieber Powell + Grunigen, Inc., Buck and Buck, LLC., Smith and Company, CR3, LLP., and Environmental Planning Services, with most of the L series sheets revised to 9/14/11. Mr. Bedini asked if all of the concerns raised in Mrs. Hill’s 9/13/11 review had been addressed. Mr. Aston said the revised plans addressed her comments. Mr. Aston said the goal was to keep the new building as far from the Bantam River as the existing building is; 108 ft. He noted in addition, per the Zoning Regulations, buildings may be no closer than 50 ft. from the flood plain and the existing building is located 22 ft. from the flood plain. He said the existing septic system would be kept and all of the required separation distances would be maintained. He stated that due to the location of the septic system, this was the only feasible location for the building. He also stated that although there would be new pavement for the driveway and parking, none of it would be any closer to the wetlands than the existing pavement. Mr. Aston stated the parking space count is currently 42 and would be 40 with a better circulation pattern upon the completion of the project. He noted other changes as well such as moving the service area to the north end of the building and installing temporary parking and walkway. He noted that the installation of an underground stormwater detention system to handle a 50 year storm was also proposed. The time frame for the project was demolition in March 2012 with work running

from March 2012 to January 2013. Ms. Scodari amended the application form to include all of the activities proposed. Mr. Farmen noted that a landscaping plan had also been submitted. Mr. Bedini stated that the application would be referred to Milone and MacBroom for review and a site inspection would be scheduled after this report was received. Mr. Bedini explained the process of posting the consulting bond. Mr. Farmen noted that during the recent storms there was no flooding in this area. It was the consensus that the FEMA flood elevations probably were not accurate.

Pending Application

Brown/127 West Shore Road/#IW-11-22/Application to Correct Violation:

MOTION:

To enter Executive Session at 9:00 p.m. to discuss pending litigation: Brown/127 West Shore Road/Unauthorized Shoreline Work and Application #IW-11-22.

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

MOTION:

To end Executive Session at 9:55 p.m.

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

MOTION:

Regarding Brown/127 West Shore Road/Application #IW-11-22 to correct a violation and shoreline restoration; it is apparent the plans have been modified and there is not sufficient time to review them, therefore, the Commission moves to deny the application without prejudice and to allow the applicant to resubmit it and the application fee will be waived.

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

Ms. Cheney and Mr. Bohan left the meeting at this point and Alternate Papsin was seated for Mr. Bohan.

Enforcement Report

Mr. Ajello reviewed his 9/14/11 report and noted at the next meeting the Selectmen would have a complete report concerning the work done due to the recent storms.

Enforcement

Unauthorized Clearing at Regional School District #12/School Street:

An incomplete after the fact application was submitted. Mr. Ajello was asked to send an enforcement letter to the school superintendent.

Denscot Pools/New Milford Turnpike/Unauthorized Expansion of Parking Area and Outside Storage:

Mrs. Hill asked why this issue was not listed on the agenda under Enforcement. Mr. Ajello said he was still waiting for an application. Mrs. Hill asked Mr. Ajello to contact the owner.

Administrative Business

2011 Municipal Inland Wetlands Commissioners Training Program:

Segment III will concern soils. Two of the four sessions offered will be held in Burlington in October.

The DEEP announced in a memo dated 9/8/11 that IW permits will now be valid for 9 years and may be extended up to 14 years.

Mr. Bedini reported that Atty. Olson had advised the Commission not to accept any blanket requests that entire files be included in the record of a current file. The Commission should accept requests that specific documents be included in the file and a copy of each document should be submitted with the request.

Consideration of the Minutes

The 7/13/11 Regular Meeting minutes were accepted as corrected. Mrs. J. Hill provided a corrected entry for page 2: Lancaster-Fuchs (attached).

Mrs. Hill asked if the Franklands had submitted a second copy of their site plan as required before their permit was issued. Mrs. J. Hill will check.

MOTION:

To accept the 7/13/11 Regular Meeting minutes as corrected.

By Mr. Bedini, seconded by Mrs. Hill, and passed 4-0-1.

Mr. LaMuniere abstained because he had not attended the Meeting.

MOTION:

To accept the 7/27/11 Special Meeting minutes as written.

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

The 8/10/11 Regular Meeting minutes were accepted as corrected. On page 6 under Schwartz, "deterioration" basin should be changed to "detention" basin.

MOTION:

To accept the 8/10/11 Regular Meeting minutes as corrected.

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

MOTION:

To accept the 8/31/11 Special Meeting minutes as written.

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

The 9/8/11 Special Meeting minutes were accepted as corrected. On page 5 the Wykeham Rise public hearing was continued to 9/28, not 9/14. Also on page 5 regarding whether the Commission can waive its Regulations, Mr. Wadelton said it could, but that the Commission should check with its counsel.

MOTION:

To accept the 9/8/11 Special Meeting minutes as corrected.

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

MOTION:

To accept the 8/24/11 Shepaug Valley Properties site inspection minutes as written.

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

MOTION:

To accept the 9/6/11 Wykeham Rise, LLC. site inspection minutes as written.

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

MOTION:

To accept the 8/24/11 Matteo site inspection minutes as written.

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

MOTION:

To adjourn the Meeting. By Mr. Wadelton.

FILED SUBJECT TO APPROVAL

Respectfully submitted,
Janet M. Hill
Land Use Administrator
