

April 8, 2009

Regular Meeting

6:00 p.m., Land Use Meeting Room

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

MEMBER ABSENT: Mr. LaMuniere

STAFF PRESENT: Mrs. J. Hill

ALSO PRESENT: Mr./Mrs. Wright, Mr. Talbot, Mr. Ross

Mr. Bedini called the Meeting to order at 6:02 p.m. and seated Members Bedini, Hill, and Wadelton.

MOTION: To add the following subsequent business to the agenda: New Application: A. Adams/233 West Shore Road/#IW-09-08/Tennis Court, Bio Retention, Stormwater Management. By Mr. Wadelton, seconded by Mrs. D. Hill, passed 3-0

Consideration of the Minutes

MOTION: To accept the 3/25/09 Regular Meeting minutes as written. By Mr. Bedini, seconded by Mr. Wadelton, and passed 3-0.

Pending Applications

Wright/59 Scofield Hill Road/#IW-09-05/Construct Stonewalls:

Mr. and Mrs. Wright were present. Mr. Bedini read notes by Mrs. J. Hill regarding revisions made to the application since the last meeting. The site plan, construction plans, and photos of the property were reviewed. Mr. Wadelton noted he had no problem with the proposal now that erosion control measures had been added to the plans per the Commission's request at the last meeting.

MOTION: To approve Application #IW-09-05 submitted by Mr. and Mrs. Wright to construct stonewalls at 59 Scofield Hill Road as shown in their 3/17/09 application. By Mr. Bedini, seconded by Mr. Wadelton, and passed 3-0.

Mr. Bedini noted this was a 2 year permit.

Shepaug Valley Regional School District #12/159 School Street/ #IW-09-07/Construct Bridge, Clear Brush:

Mrs. Hill reported that the application was still incomplete and that she had advised Mr. Koerner that it would remain pending until a letter of withdrawal was submitted.

New Application

Adams/233 West Shore Road/#IW-09-08/Tennis Court, Bio Retention, Stormwater Management:

Mr. Bedini noted that Mrs. J. Hill had sent the applicant's agent a letter dated 4/8/09 to advise him of the incomplete items in the application. The map, "Storm Water System Plan," by Marchetti Consulting Engineers, dated 2/24/09 was briefly reviewed. It was noted that although the key showed a symbol for silt fencing, there was none shown in the vicinity of the proposed activities. A site inspection was scheduled for Monday, April 20, 2009 at 3:30 p.m.

Mr. Bohan arrived at 6:15 p.m. and was seated.

Other Business

Preliminary Discussion/Sachs/51 Rabbit Hill Road/Driveway:

Mr. Ross, contractor, represented the property owner. He noted he had consulted the Commission in

2005 after the previous driveway permit had expired and at that time construction details for the entire length of the driveway had been requested. He presented the plans, "Driveway Plan and Profile," by Arthur Howland and Assoc., dated 12/26/06. It was noted 1) the driveway would be located in both Warren and Washington in the existing right of way, 2) three properties would be served by the one driveway, 3) a section of the existing driveway serving the Tracy property would be removed, 4) there are wetlands in the vicinity of the right of way, and 5) fill would be deposited in some areas to decrease the driveway slope to 15%. Mr. Ross noted that paving the driveway would not be proposed, but said the Commission could stipulate that the steepest sections must be paved. Mr. Bedini noted that pavement would affect drainage and help to prevent washouts, especially in the steepest sections. Mr. Ross noted that a 3 ft. wide, 1 ft. deep grassed swale was proposed on the uphill side for drainage. He also noted the area is now stabilized and that the existing 25% slopes do not erode. Mr. Ross pointed out that some catch basins installed by a previous property owner would have to be removed because they were installed at the wrong grade and on the property line. Mr. Bedini read Land Tech's October 2005 review of the previous plans and said Arthur Howland and Assoc. would have to show that the current plan addresses all of the points raised in this review. He also said that drainage analysis and calculations would be required. Mr. Ross stated that when he was assured that all of Land Tech's points had been addressed, the application would be submitted. A site inspection will be scheduled at that time.

Request to Revise Permit #IW-08-33/Thorn/228 West Shore Road/ Buried Propane Tank:

Mr. Talbot, architect, was present. In his letter to the Commission dated 4/6/09, he requested a revision to the permit to include a buried propane tank and the rerouting of the previously approved underground utility lines. He indicated their proposed locations on the map, "Thorn, Additions and Renovations to the Residence of Weston and Karen Thorn," Sheet SP-1, by Peter Talbot Architects, revised to 4/6/09. Mr. Bedini asked if the silt fencing for the rest of the project was still in place. Mr. Talbot said it was and that more would be added and installed around the area to be dug for the propane tank. Mr. Talbot explained the code requirements for propane tanks. The tank will be made of enameled steel. He circulated the 2/27/97 letter from the State Dept., which clarified sections of the Public Health Code. Mrs. Hill noted that she had phoned the assistant Fire Marshal who had said that underground propane tanks were "standard practice." Mr. Talbot noted the tank would be buried 70 ft. from the existing well, 40 ft. from the lake, and at least 10 ft. from all buildings and from the septic fields. He said there were not many other locations on this small lot where the tank would comply with all of the setback requirements.

MOTION: To approve the request by Mr. Thorne to revise Permit #IW-08-33 to include installation of an underground propane tank and realignment of previously approved buried utility lines at 228 West Shore Road. By Mr. Bedini, seconded by Mrs. D. Hill, passed 4-0.

It was noted there was no Enforcement Report and no need to go into Executive Session.

Administrative Business

Applicant's Guide to Completing and Processing an Application for and Inland Wetlands Permit:

Several minor edits were made to the proposed text and it was the consensus to put the Guide back on the website.

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

Mr. Bedini adjourned the Meeting at 7:12 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,
Janet M. Hill

Land Use AdministratorM