

# January 9, 2013

7:00 p.m., Upper Level Meeting Room

**MEMBERS PRESENT:** Ms. Cheney, Mr. LaMuniere, Mr. Papsin, Mr. Wadelton

**MEMBER ABSENT:** Mr. Bedini

**ALTERNATE ABSENT:** Mr. Martino

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

**ALSO PRESENT:** Mr. Moran

Mr. Wadelton called the Meeting to order at 7:03 p.m. and seated Members Cheney, LaMuniere, Papsin, and Wadelton.

## MOTION:

To include subsequent business not already posted on the agenda:

VIII. Administrative Business:

A. Review of Wykeham Rise, LLC. Settlement Agreement.

By Mr. Papsin, seconded by Mr. LaMuniere, and passed 4-0.

## Consideration of the Minutes

### MOTION:

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

By Mr. LaMuniere, seconded by Ms. Cheney, and passed 4-0.

## Pending Applications

Woodruff/3 West Shore Road/#W-12-41/Application to Correct a Violation:

It was noted that Mr. Woodruff had not contacted the Land Use Office to report on whether he had completed the removal of the debris from the site and that the 65 day period in which the Commission must act on the application would be up at the next meeting on January 23. Mrs. Hill will contact Mr. Woodruff.

EIS Realty, LLC./92 Bee Brook Road/#W-12-42/Expand Parking Lot, Install Drainage System, Add Dumpster with Enclosure, Generator, Utilities, Sidewalks, Stoops, etc.:

Mr. Moran of Indigo Land Design presented the site plan by Indigo Land Design, revised to 1/9/13. The revised map included the limit of disturbance line and the utility trench for the generator. He circulated several photos of the site. Mr. Moran pointed out the location of the proposed erosion controls, the wetlands, the ponding area, and the 100 ft. review area and discussed the drainage on the property. He noted the wetlands had been delineated by a soil scientist. He said the purpose of the wetlands was water rejuvenation and that the minor drainage improvements proposed would alleviate potential flooding, but would not prevent the wetlands from functioning as they normally do. He noted the DOT had granted permission to tie into the state drainage system. Mr. Papsin asked if there would be any work in the wetlands. Mr. Moran said there would not. Mr. Papsin asked if the curved driveway in front of the building would be removed. Mr. Moran said it would not. It was noted the property owner had signed the application form. Mr. LaMuniere stated

that he had inspected the property before it had snowed and had found no problems with the application in terms of impacts to wetlands or watercourses. Mr. Papsin and Ms. Cheney agreed.

**MOTION:**

To approve Application #IW-12-42 submitted by EIS Realty, LLC. to expand the parking lot, install a drainage system, add a dumpster with enclosure, generator, utilities, sidewalks, stoops, etc. at 92 Bee Brook Road per the site plan by Indigo Land Design, LLC., dated 10/24/12, and revised to 1/9/13; the permit shall be valid for two years and is 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. LaMuniere, seconded by Mr. Papsin, and passed 4-0.

There were no new applications.

**Other Business**

Ingrassia/143 East Shore Road/Request to Revise Permit #IW-12-01/ Construction of Retaining Wall:

It was noted that the \$25 fee had not yet been paid. Mr. Ajello said he had discussed the construction of the retaining wall with the contractor who said to stabilize the steep slope a cellular containment system would be used and this would be covered with a mat. This would help hold the soil in place so that vegetation can be established. Mr. Ajello also reviewed the construction process for the retaining wall along the road.

**Enforcement Report**

In addition to the information included in Mr. Ajello's 1/9/13 report, the following matter was discussed.

Smith/22 Parsonage Lane:

Mr. Ajello noted that the neighbors were still concerned about the drainage, which he said, was difficult to analyze now due to the frozen ground and snow cover. He said the installation of a catch basin for the depressed lawn area had been discussed, but it had not been installed. He will continue to monitor the property.

**Communications**

Mr. Wadelton noted the 1/9/13 email from Mr. Perrin to Mr. Bedini, which stated that due to new work obligations he would not be able to serve on the Commission.

## **Administrative Business**

### Review of Wykeham Rise, LLC. Settlement Agreement:

Mr. Wadelton explained that on 1/7/13 the Zoning Commission had agreed to a proposed settlement re: the appeal of its denial of the Wykeham Rise, LLC. application for an inn at 101 Wykeham Road. He said the plan approved was essentially the same plan the Inland Wetlands Commission had approved for the university. Several minor changes were noted such as the removal of three parking spaces close to the entrance and the increase in width of the grass paver maintenance access to the pool from 10 feet to 20 feet. Mr. LaMuniere asked if there had been any changes to the drainage system approved by the IWC. Mr. Ajello said there had not. It was the consensus that none of the changes impacted wetlands or were under the IWC's jurisdiction.

### **MOTION:**

To adjourn the Meeting. By Ms. Cheney.

There being no other business Mr. Wadelton adjourned the Meeting at 7:35 p.m.

**FILED SUBJECT TO APPROVAL**

Respectfully submitted,

Janet M. Hill, Land Use Administrator