

March 27, 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. Rosiello, Mr. Alex, Mr. Bowman, Mr. Neff

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

MOTION:

To add the following subsequent business to the agenda:

V. New Applications

A. Collins/ 321-323 West Shore Road/#IW-13-05/Cut Trees, Remove Invasives, Install Path Through Wetlands.

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

Consideration of the Minutes

The 3/13/13 Regular Meeting minutes were accepted as corrected.

Page 1, 6th line from bottom: Change Mr. "Charles" to "LaMuniere."

Page 3, #8 in the top paragraph: Add "sequence" after "construction."

MOTION:

To accept the 3/13/13 Regular Meeting minutes as corrected.

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

Pending Application

Regional School District #12/159 South Street/#IW-13-04/ Stream Crossing:

Mr. Alex presented his revised plans, "Site Analysis Plan," by Mr. G. Alex, (signed by Mr. T. Michael Alex) revised 3/25/13, an enlargement of the immediate area where the crossing was proposed, no title, signature, or date, and "2012 Senior Project," by Mr. G. Alex, revised to 3/25/13. Details that were added to the plans as requested by the Commission at the last meeting included the sequence of construction, silt fence details, grass line, limit of disturbance line, elevations, scale, and measurements. He noted the slope would be 2:1 and that 3 to 5 yards of fill would be deposited. There were no questions and Mr. LaMuniere stated that all of the information requested at the last meeting had been provided. Mr. Alex said he expected to complete the project within 2 to 3 weeks.

MOTION:

To approve Application #IW-13-04 for Regional School District #12 at 159 South Street to install a stream crossing per the plans, "Site Analysis Plan," by Mr. Alex, revised to 3/25/13 and "2012

Senior Project,” by Mr. Alex, revised to 3/25/13; the permit shall be valid for 2 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 Ms. Cheney, and passed 4-0.

New Application

Collins/321-323 West Shore Road/#IW-13-05/Cut Trees, Remove Invasives, Install Paths Through Wetlands:

Mr. Rosiello represented the property owner. He presented reduced scale maps, “Wetland Concept for Jay Collins,” dated 3/13 and a property survey by Arthur H. Howland and Assoc., dated 2/19/2003. For #323 Mr. Rosiello proposed clearing in the wetlands for a view from the main house, installing a path with some sections elevated through the wetlands, removing invasives, and replanting for mitigation. He noted that when the IWC has approved a location for the path, he will draw up a complete planting plan. Clearing for a view was also proposed for #321. In addition, a restoration and wildflower mix would be planted in the upland review area between the wetlands and severe slopes and the boulders on site would be used to delineate the path. The trees to be removed were discussed. Mr. Rosiello proposed to cut mostly healthy, but small caliper trees in the wetlands as well as four large hazardous trees in the upland review area on #323. All debris would be hauled off site. He noted the wetlands are delineated with blue flags on site and that there are pipes under the driveway, which empty into associated swales that flow down into the wetlands below. It was the consensus to schedule a site inspection on Thursday, April 4, 2013 at 5:30 p.m.

Other Business

Lancaster/244 West Shore Road/Request to Revise Permit #IW-12-24/ Demolish and Rebuild House:

Mr. Papsin recused himself.

Mr. Neff, engineer, presented his plan, “Proposed Site Plan,” revised to 3/22/13 and explained that the architect had determined that the existing foundation was not in good condition and so recommended the house be torn down and rebuilt in the same location and to the same dimensions. Mr. Ajello read a portion of a letter from the architect dated 3/22/13. Mr. LaMuniere asked if there were any wetlands implications. Mr. Ajello said there shouldn’t be as the rest of the activities under the approved permit would be unchanged. Mr. Ajello spoke briefly about zoning issues. Mr. Neff noted that the basement is now half crawl space, half full, but would be a complete full basement when the new one was built. He said that all excess excavated material would be removed from the site. Mr. LaMuniere stated that good anti tracking pads would be needed to prevent mud from getting on the road and down into the lake. Mr. Neff noted it was a tight lot and he was not sure there was room for a 50 ft. anti tracking pad. Mr. Ajello asked how the well would be abandoned. Mr. Neff explained that the Health Dept. would issue a permit to the well driller and the well would be abandoned per the state Health Dept. regulations.

MOTION:

To amend Permit #IW-12/24 to include the demolition and reconstruction of the Lancaster house at 244 West Shore Road per the plan. "Proposed Site Plan," by Mr. Neff, dated 7/31/12 and revised to 3/22/13 with the condition that the driveway shall be monitored and cleaned on a regular basis to prevent mud from tracking onto West Shore Road.

By Ms. Cheney, seconded by Mr. LaMuniere, passed 3-0.

Mr. Papsin was reseated.

Enforcement Report

In addition to the information noted in Mr. Ajello's 3/27/13 report, the following was noted:

Bartlett/26 Cook Street/Planting Trees:

Mr. Ajello will issue an agent approval because the Bartletts obtained permission to access the work site from an adjoining property rather than through wetlands.

Smith/22 Parsonage Lane/Non Compliance with Permit #IW-11-48:

Mr. LaMuniere was concerned about erosion among the plantings along the boundary line and noted also that the boulders shown on the site plan had not been placed as approved. He thought perhaps if the boulders had been correctly installed there would not be so much erosion flowing toward the adjoining property. Mr. Papsin asked why two 4 inch pipes had been installed under the driveway instead of the one on the plan and why all the work done had not been completed according to the approved plan. Mr. Wadelton thought that Mr. Sabin, landscape architect, should be required to attend the next meeting to answer these questions and resolve the outstanding issues. When Mr. Ajello said he had not responded to Mr. Caroe's latest letter, Mr. Wadelton asked him to do so. Also, Mr. Ajello was asked to notify Mr. Sabin that the Commission wants him to attend the next meeting and to invite the Smiths and Mr. Caroe to attend if they'd like to hear the discussion. Further discussion was tabled until Mr. Sabin is in attendance.

There were no communications or administrative business to consider.

MOTION:

To adjourn the meeting. By Mr. LaMuniere.

Mr. Wadelton adjourned the meeting at 8:01 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,
Janet M. Hill
Land Use Administrator