Inland Wetlands Commission

MINUTES

Regular Meeting

May 28, 2014

7:00 p.m. Upper Level Meeting Room

MEMBERS PRESENT: Mr. LaMuniere, Mr. Papsin, Mr. Wadelton

MEMBERS ABSENT: Mr. Bedini, Ms. Cheney

ALTERNATE PRESENT: Mr. Davis

ALTERNATE ABSENT: Mr. Martino

ALSO PRESENT: Mr. Law, Mr. Humes, Mr. Charles, Mrs. Laverge, Mr. Neff, Mr. Swanson, Mr. Sabin, Mr. Towne,

Ms. Scoldari

Mr. Wadelton called the Meeting to order at 7:00 p.m. and

seated Members LaMuniere, Papsin, and Wadelton and Alternate Davis.

MOTION: To add the following subsequent business to the

agenda: V. New Applications: B. Laverge/228

Bee Brook Road/#IW-14-29/Bridge and Driveway, C.

Steep Rock Assn./147 Sabbaday Lane/#IW-14-30/

Replace Bridge Walkway, D. Steep Rock Assn./185

Tunnel Road/#IW-14-31/Hauser Bridge Repairs,

Restoration; VI. Other Business: C. The Gunnery,

Inc./100 Green Hill Road/Request to Amend Permit

#IW-14-12/Artificial Turf Field. By Mr. LaMuniere,

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

Consideration of the Minutes

MOTION: To accept the 5/14/14 Regular Meeting minutes as

submitted. By Mr. LaMuniere, seconded by Mr.

Papsin, and passed 4-0.

MOTION: To accept the Swanson 2/21/14 site inspection

minutes as written. By Mr. Papsin, seconded by Mr.

LaMuniere, and passed 4-0.

MOTION: To accept the Leppo 2/21/14 site inspection

minutes as submitted. By Mr. Davis, seconded by

Mr. Papsin, and passed 4-0.

MOTION: To accept the Glickman 2/21/14 site inspection

minutes as corrected. By Mr. Davis, seconded by

Mr. Papsin, and passed 4-0.

In the Glickman/37 Old North Road 5/21/14 site inspection minutes, the typo in the second line under References was corrected by deleting the “5” in “proposed.”

Pending Applications

Swanson/61 Wykeham Road/#IW-14-22/Site Improvements: Mr. Neff, engineer, and Mr. Swanson, property owner, were present. Mr. Neff reported that the Health Department had been in favor of drilling a new well instead of connecting to the water company lines and so he presented a revised map showing a new well located on the east side of the property and with the tie in to the water main deleted. The map, “Proposed Site Improvements Plan,” revised to 5/23/14 was reviewed. Mr. Neff noted this was a reduction in wetlands disturbance. The spoils area was noted. Mr. Swanson said he would stake hay bales around this area and that he would leave the spring house in place.

MOTION: To approve Application #IW-14-22 submitted by

Mr. Swanson for site improvements at 61 Wykeham

Road per the site plan by Mr. Neff, “Proposed

Site Improvements Plan,” dated 5/7/14 and revised

to 5/23/14; 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. Papsin, seconded by Mr. LaMuniere, passed 4-0.

Glickman/37 Old North Road/#IW-14-23/Install Swimming Pool and Leaching Fields: Mr. Neff, engineer, noted that at the site inspection it had been suggested that the pool location be moved uphill to a flatter area closer to the dwelling. Also, the pool was reduced in size. The plan, “Proposed Site Plan,” by Mr. Neff, revised to 5/23/14 was reviewed. Mr. LaMuniere noted the pool location was now farther from the wetlands and the stream. Mr. Neff noted a revised erosion control plan had also been submitted.

MOTION: To approve Application #IW-14-23 submitted by Mr.

Glickman to install a swimming pool, patio, and

leaching fields at 37 Old North Road per the

“Proposed Site Plan,” by Mr. Neff, dated 4/28/14

and revised to 5/23/14; 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, passed 4-0.

Washington Park Foundation/1 Green Hill Road/#IW-14-24/Septic System Repair: Mr. Neff, engineer, stated there had been no revisions to the plan, “Septic System Repair Plan,” revised to 1/31/14, since the last meeting. He noted the repairs had already been approved by the Health Department and that the replacement would be in the same area as the original septic system.

MOTION: To approve Application #IW-14-24 submitted by the

Washington Park Foundation to repair the septic

system at 1 Green Hill Road per the “Septic System

Repair Plan,” by Mr. Neff, dated 12/18/13 and

revised to 1/31/14; 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. Papsin, seconded by Mr. LaMuniere, passed 4-0.

Leppo/135 Old Litchfield Road/#IW-14-27/Install Inground Pool: Mr. Neff, engineer, noted there had been no changes to the plan, “Proposed Swimming Pool Site Plan,” by Mr. Neff, revised to 5/2/14 since the last meeting. Mr. LaMuniere said the plans made no mention of a gravel underlay for the construction access. Mr. Neff responded that the pool contractor had not thought this would be necessary and so it had been eliminated from the plan. Mr. Neff said he agreed that the area was stable and that the gravel would not be needed. Locations for the utility trench and silt fence were noted. Mr. Davis noted the Commission’s concerns had been addressed by locating the construction access as close to the boundary line as possible. Mr. Neff agreed it was a good location because it was flatter in that area. Mr. LaMuniere asked if the utility trench would be filled before work on the pool begins. Mr. Neff said it would. Stockpile locations were reviewed.

MOTION: To approve Application #IW-14-27 submitted by Mr.

Leppo to install a swimming pool at 135 Old

Litchfield Road per the “Proposed Swimming Pool

Site Plan,” by Mr. Neff, dated 4/22/14, and revised

to 5/2/14; 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. Davis, seconded by Mr. Papsin, passed 4-0.

Smith/35 East Shore Road/#IW-14-26/EPDM Pond Liner, Foot Bridge, Portico Roof: Mrs. Hill noted the conservation easement form had not been submitted. Mr. Wadelton stated there had been no information submitted regarding the proposed bridge and he did not think the Commission should act until it had details. The other commissioners agreed. The commissioners said they had asked for additional information at the last meeting and again asked for details on how the bridge would be anchored, a list of construction materials, a drawing, and bridge specifications. Mrs. Hill reported that it was difficult to determine since the portico sketch was not to scale, but that Mr. Woodruff had concerns that the roof portico might be large enough that it might interfere with his right to pass over the right of way. It was the consensus this was not an Inland Wetland issue.

Alger and Karabell/112 River Road/#IW-14-25/Install Basketball Court: Mr. Sabin, landscape architect, presented a revised plan dated 5/28/14, which addressed the zoning requirement that the proposed structure must be at least 50 feet from the wetland. He noted the half court would be moved to the west, located in the same general grassed area, and would be lower in elevation than the wetlands. Mr. LaMuniere noted there were no wetlands issues.

MOTION: To approve Application #IW-14-25 submitted by Ms.

Alger and Mr. Karabell to install a sports court

at 112 River Road per the modified plan by Mr.

Sabin, which shows the new location of the half

court as revised to 5/28/14; the duration of the

permit shall be two years and it 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. Davis, passed 4-0.

New Applications

Atkins/159 West Shore Road/#IW-14-28/Fence and Plantings: Two sections of fence and a hedge were proposed along West Shore Road. A portion of Map #390 from the Washington Land Records, “Plot Plan,” by Mr. Osborne, revised 1/21/1976 with undated, unsigned handwritten notations added, was reviewed. Mr. Ajello noted the DOT had approved the fence location 5 feet from the edge of the pavement and he read the narrative submitted with the application. It was noted that 8 inch holes would be dug for the post holes, which would be filled with cement, but the applicant had not indicated what would be done with the excavated material. It was also noted the grade drops significantly towards the lake. It was determined that a site inspection was not necessary.

Laverge/228 Bee Brook Road/#IW-14-29/Bridge and Driveway: Mrs. Laverge presented the map, “Driveway Plan,” by CCA, revised to 5/28/14 and compared the driveway route on that map to the one previously proposed on the CCA plan dated 1/22/14. She noted the engineer had previously routed the driveway based on the elevation map, but this time had actually walked the site to determine the best location. The driveway route now proposed is farther from the “dip” area, farther from wetlands, and is further up on the hill. Mrs. Laverge said this was a safer route. Mr. Ajello said this route would require more cuts, but less filling to install and was no longer directly above the wetlands. The bridge specifications from previous files were reviewed. The proposed bridge was 40 feet long, 26 feet wide, and would bear a load of 55,000 lbs. Other specifications included a pressure treated timber deck, the deck would be 1 foot above the water level during a 100 year flood event, the west end span would be 14 feet from the edge of Rt. 47, the concrete wing walls would be approximately 13 feet long with the eastern one being a little longer and deeper, and the bridge was subject to redesign based on the soils on site. Silt fences were proposed 5 feet from each streambank. Mr. Ajello questioned whether the silt fencing proposed would be enough to prevent erosion, asked were there feasible and prudent erosion and sedimentation control alternatives, and asked if the proposed plan would be effective during times of high water. Mr. Davis asked if there were back up plans and emergency measures. Having reviewed the bridge plans, Mr. LaMuniere stated his main concern was sedimentation into the brook during construction because the banks are very steep and a lot of soil removal would be required before the forms could be poured. Also, he was concerned that given the amount of work to be done, the sequence of construction lacked detail. He asked that a precise plan be submitted because it is a tough site. Mr. Ajello said additional information was provided in the manufacturer’s specifications. Although the bridge had been approved in 2003, Mr. LaMuniere stated the Commission should adhere to its usual procedure to make certain there will be no impact to the watercourse. Mr. LaMuniere noted that the wing walls would require a lot of excavation, were close to Bee Brook Road, and there would be nowhere to stockpile disturbed material. Mrs. Laverge asked if she should go to ZBA to apply for a variance to access a fourth lot from the existing driveway as that would cause less impact. Mr. Wadelton said, yes, that was a viable alternative and so it would be worth applying to the ZBA. A list of questions from Mr. Ajello as well as the issues raised tonight will be forwarded to Mrs. Laverge’s engineer for review.

Steep Rock Assn./147 Sabbaday Lane/#IW-14-30/Bridge Walkway

Replacement: Mr. Humes, contractor, explained that the pressure treated anchor points on the north side of the Reich bridge have been giving away. He said in this replacement project a slope stabilization process using wire mesh with rock anchors or soil nails would be used to permanently stabilize the slope. Mr. LaMuniere noted the proper precautions must be taken to protect the river and pointed out that these were not detailed in the application submitted. He also asked for details on how the walk to the bridge would be reconstructed. Mr. Humes said the new walk would be close to the location of the original walk and would be on stable rock with concrete piers. He noted that low impact equipment would be used. When Mr. Ajello asked for photos of the wire mesh system to be used, Mr. Humes said it was used all over the world and he would submit more information on its longevity, installation, etc. A site inspection was scheduled for Wednesday, June 4, 2014 at 5:00 p.m.

Steep Rock Assn./185 Tunnel Road/#IW-14-31/Hauser Bridge Repairs: Mr. Humes, contractor, explained that the cables need to be tightened and the timber frame cross beams that are deteriorating must be replaced. Scaffolding, which will rest on the streambed, will be erected. Working from there, one cross beam will be replaced at a time. Also the walkway handrail and guard rail will be replaced the cables that tie into the concrete anchor will be regalvanized. A drop cloth will protect the area during this process. Mr. Humes stated that engineering details would be provided and that a structural engineer would stamp the plans. Mr. LaMuniere asked for plans for the structure to be installed under the bridge and how it would sit in the river. Mr. Humes said he would submit this information, and added that the work would be done during low flow conditions.

Other Business

Peckerman/162 Sabbaday Lane/Request to Revise Permit #IW-12-25/ Dredge Additional Pond: Mr. Neff, engineer, presented the plan, “Pond Cleanout Plan,” revised to 5/27/14, to which he added information concerning the smaller shallow pond. He noted that not much water flows through this pond. The pond would be dewatered, approximately 50 cubic yards of material would be removed, and the excavated material would be loaded directly onto trucks and hauled off the property. He said that all revised notes and data had been added to the revised plan.

MOTION: To approve the request by Mrs. Peckerman to

revise Permit #IW-12-25 to dredge an additional

pond at 162 Sabbaday Lane per the plan entitled,

“Pond Cleanout Plan,” by Mr. Neff, revised to

5/27/14; subject to the conditions of the original approval. By Mr. LaMuniere, seconded by Mr.

Papsin, and passed 4-0.

Rumsey Hall School/201 Romford Road/Request to Revise Permit

#IW-14-07/Expansion of Septic System: Ms. Scaldari, Business Manager, and Mr. Towne, contractor, were present. The plan, “New Dorm Replacement,” by Buck and Buck, LLC., revised to 5/19/14 was reviewed. It was noted that when the DEEP had inspected the site, it had been determined that the septic system would have to be 4 feet closer to the river than originally approved. The commissioners raised no concerns.

MOTION: To approve the request by Rumsey Hall School/201

Romford Road to revise Permit #IW-14-07 for

replacement of the septic system per the plans,

“New Dorm Replacement,” by Buck & Buck, LLC.,

dated 2/20/14 and revised to 5/19/14, 3 sheets;

L1, L2, and L3; all original conditions of approval

apply. By Mr. Papsin, seconded by Mr. LaMuniere,

and passed 4-0.

The Gunnery, Inc./100 Green Hill Road/Request to Revise Permit

#IW-14-12/Artificial Turf Field: Mr. Ajello read the 5/23/14 letter from Mr. Harlow, landscape architect, which noted two significant changes to the plans originally approved. The first was the installation of an underground holding tank near the ice rink and the second was the elimination of the need to relocate the sanitary sewer pipe. The plan, “Synthetic Baseball/Football Field Project, The Gunnery,” by Milone and MacBroom, revised to 5/12/14 was reviewed. It was noted these changes would not result in any impacts to the wetlands. Mr. Wadelton saw no reason not to approve the proposed revisions.

MOTION: To approve the request by The Gunnery, Inc. to

amend Permit #IW-14-12 for an artificial turf

field at 100 Green Hill Road to reflect the changes

outlined in the letter by Mr. Harlow dated 5/23/14

and the plans by Milone and MacBroom, page UT,

dated 5/1/14 and revised to 5/12/14; all existing

conditions of approval remain. By Mr. Davis,

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

Enforcement

Mr. Ajello’s report dated 5/28/14 was reviewed. The following additional information was noted.

Collins/321 and 323 West Shore Road: Photos of the newly constructed boardwalk were circulated. It was noted the dock that had been approved has not yet been installed.

Issavi/19 Tinker Hill Road: Mr. Papsin noted the property owner had not submitted a list of groundcover plans nor the size of the trees to be planted as had been requested. He said the trees should be a minimum 2 inch caliper with deer guard. It was the consensus that when this information is submitted, the Commission will vote to release the notice of violation on the Land Records.

Lautier/56 June Road: Photos of the work in progress were circulated.

Randall/74 West Morris Road: Mr. Ajello reported that the restoration had been successfully completed, but that he would not sign off until the grass has regrown. At that time the Commission will vote to release the notice of violation on the Land Records.

MOTION: To adjourn the meeting. By Mr. Davis.

Mr. Wadelton adjourned the meeting at 8:50 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Janet M. Hill

Land Use Administrator