

April 25, 2012

7:00 p.m. Land Use Meeting Room

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

ALTERNATES ABSENT: Ms. Cheney, Mr. Martino

STAFF PRESENT: Mr. Ajello, Mrs. Hill

ALSO PRESENT: Mr. Lautier, Mr. Clark, Mr. Tracy

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

MOTION:

To include subsequent business not already posted on the agenda:

V. New Applications: B. Lilac Hill, LLC., 156 East Shore Road/#IW-12-14/Slope Stabilization and Remediation and

VI. Other Business: A. Smith/22 Parsonage Lane/#IW-11-48. By Mr. Wadelton, seconded by Mr. Papsin, passed 5-0.

Consideration of the Minutes

The 4/11/12 Regular Meeting minutes were accepted as corrected.

Page 2: Heading for Lautier: Change "Driveway" to "Garage."

Page 3: Line #15: Change: "West" Shore Road to "East" Shore.

MOTION:

To accept the 4/11/12 Regular Meeting minutes as corrected.

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

Pending Applications

Lautier/56 June Road/#IW-12-07/Construct Garage, Retaining Walls, Landscape Berm:

Mr. Clark, engineer, and Mr. Lautier, property owner, were present. Mr. Lautier thought the estimate from Milone and MacBroom that the consulting review would not exceed \$4000 was excessive and a lengthy discussion ensued. It was noted that based on the estimate, the required consulting bond would be over \$6300. Mr. Bedini explained that due to the size of the project, the steepness of the hillside, the proposed blasting, and its closeness to Lake Waramaug and to June Road, the commissioners had determined an independent review was necessary. However, the estimate included attendance at two meetings, which the commissioners did not think was needed and so Mr. Bedini offered to either contact Milone and MacBroom about lowering the estimate or to get a price from a second consultant. Mr. Lautier did not want a second estimate because that would delay action for another two weeks. He asked the Commission to make a decision with the information currently in the file. It was explained that 1) the Commission has 65 days in which to act and 2) without the consultant's review the Commission would likely vote to deny the application for lack of information. Mr. Lautier made several arguments that the consultant's review was not necessary including: 1) runoff from his driveway has always run through the catch basins and has

never run off onto June Road, 2) he had done blasting on the property five years ago without any adverse impacts, 3) even with the 30 ft. driveway embankment there had never been any erosion problems, and 4) he had a professional engineer draw up the proposed plan. Mr. LaMuniere noted the Commission was concerned about the potential impact of blasting 3000 tons of rock, about cutting 40 ft. into the steep bedrock hillside, and about seepage from the hill top. It was agreed that Mrs. Hill would contact Milone and MacBroom the next day to see if the estimate could be lowered.

Tracy/47 Rabbit Hill Road/#IW-12-09/Construct Driveway, Regrading Near House:

Mr. Clark, engineer, noted that at the last meeting the Commission had asked for revisions and he said these had been added to the plans. The map, "Driveway Plan with Erosion Controls," by Oakwood Assoc., revised to 4/12/12 was reviewed. The revisions included: 1) a 3 ft. deep stoned lined sediment trap was added at the end of the proposed outlet pipe, 2) erosion blankets and turf reinforcement mats were added for slope stabilization, 3) access areas near the septic system were indicated, 4) notes were added to the erosion control narrative regarding responsibility for maintenance and having material available on site in case repairs are needed, and 5) minor labeling corrections were made. Mr. Bedini noted that all of the Commission's concerns had been addressed.

MOTION:

To approve Application #IW-12-09 submitted by Mr. and Mrs. Tracy for regrading and the installation of a common driveway serving Tracy, Sachs, and Dutton at 47 Rabbit Hill Road per the plans, "Common Driveway For Tracy, Sachs, and Dutton, Driveway Realignment," by Oakwood Environmental Associates, revised to 4/12/12; the permit shall be valid for 5 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. Wadelton, seconded by Mr. LaMuniere, and passed 5-0.

Edwards/14 Church Hill Road/#IW-12-12/Install Patio and Fireplace:

Mrs. Hill noted the signed conservation easement form and letter of authorization had been submitted since the last meeting. Mr. Ajello said the electrician would do some additional digging for two post lamps and a conduit under the patio, but said he had no concerns because this was a low risk site.

MOTION:

To approve Application #IW-12-12 submitted by Mr. and Mrs. Edwards for a patio and fireplace at 14 Church Hill Road according to the 4/2/12 copy of an original plan by Mr. Neff; the permit shall be valid for 5 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. Wadelton, seconded by Mr. Papsin, passed 5-0.

New Applications

Community Table Restaurant, LLC./223 Litchfield Turnpike/#IW-12-13 Additional Parking Spaces:

Mr. Wadelton read the 4/25/12 letter from Mr. Talbot regarding revisions to the application. The proposed greenhouse addition had been deleted. In the letter, Mr. Talbot referred to plans by Mr. Neff, engineer, but Mrs. Hill noted these had not yet been submitted. She said, therefore, she had not been able to complete her application review. The map, "Site Plan," by Peter Talbot Architects, revised to 4/25/12 was reviewed and it was noted the main revision to the approved site plan was the addition of five parking spaces accessed from Wilbur Road. They were located as close to the existing septic system as possible to keep them away from the wetlands to the east. The parking area would be built up and a stonewall constructed to filter the runoff before it reaches the wetlands. It was expected that drainage details and contours would be indicated on the plans to be submitted by Mr. Neff. Further discussion was tabled until the engineered plans have been received.

Lilac Hill, LLC./156 East Shore Road/#IW-12-14/Slope Stabilization and Remediation:

It was noted this application had been submitted before 5:00 p.m. on 4/24, and Mrs. Hill had not had time to review it. It will be discussed at the next meeting.

Other Business

Smith/22 Parsonage Lane/#IW-11-48:

The map, "Soil Erosion and Sediment Control Plan," by Mr. Neff, revised to 4/21/12 was reviewed. Mr. Ajello briefly listed the changes from the approved plans: 1) the garage was moved further from the wetlands to meet the zoning setback requirements, 2) the driveway was lengthened, 3) the location of the infiltration system was adjusted, and 4) the galleries to be located under the driveway were changed to reinforced concrete so they could be driven over. No changes are expected to the planting plan.

Enforcement Report:

Mr. Ajello reviewed his 4/25/12 report, which included the following:

Brown/127 West Shore Road:

Restoration of the shoreline has begun per the settlement provisions. Mr. Ajello said he would inspect the site daily.

Hochberg/15 Couch Road:

Mr. Bedini noted the Commission is still waiting for the Selectmen's Office to schedule a citation hearing. Mr. Ajello agreed this was so, but said the cleaning of the pond was a separate matter.

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

Mr. Bedini adjourned the Meeting at 8:22 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Janet M. Hill, Land Use Administrator