Inland Wetlands Commission

MINUTES

Regular Meeting

January 28, 2015

7:00 p.m. Upper Level Meeting Room

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

ALTERNATE ABSENT: Ms. Cheney

STAFF PRESENT: Mr. Ajello, Mrs. Hill

ALSO PRESENT: Mr. Szymanski, Mr. Sabin, Ms. Brown

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

Consideration of the Minutes

The 1/14/15 minutes were accepted as amended.

Page 1: Under Consideration of the Minutes: Add:

a) Page 5 - 12/10/14: Change Wykeham Rise heading to Wykeham Rise, LLC./Report of Reduction in Scope.

b) Page 5 - 12/10/14: 13th line from bottom: Insert “or reduc- tions in scope” between “minor changes” and “to the plan.”

Page 1: Delete the last paragraph.

Page 4: Under Lancaster, 7th line from the bottom: Insert between “installation” and “a 12” PVC pipe” add: “of a trench drain along the driveway connecting to.”

MOTION: To accept the 1/14/15 Regular Meeting minutes as

corrected. By Mr. Wadelton, seconded by Mr.

LaMuniere, and passed 4-0-1.

Mr. Davis abstained because he had not attended

the meeting.

The 1/21/15 Lancaster site inspection minutes were accepted as corrected. In the list of those who attended, Mr. Sabin should be listed as a landscape architect, not an engineer.

MOTION: To accept the 1/21/15 Lancaster Site Inspection

Minutes as corrected. By Mr. Papsin, seconded

By Mr. Bedini, and passed 3-0-2.

Mr. Davis and Mr. Wadelton abstained because they

had not attended the site inspection.

Pending Applications

Mason/140 Wykeham Road/#IW-15-01/Single Family Dwelling: Mr. Szymanski, engineer, presented the plan, “Proposed Site Development and Sedimentation Control Plan,” revised to 11/12/14 and explained as he had at the last meeting that the only activities proposed in the review area were minor regrading and installation of a portion of the erosion controls. Mr. Ajello noted the plan had not been signed or embossed, so Mr. Szymanski signed it. It was also noted that the signed conservation easement form had not been submitted and so this would be a condition of approval. There were no questions from the commissioners.

MOTION: To approve Application #IW-15-01 submitted by Ms.

Mason to construct a single family dwelling, well,

septic system, and driveway at 140 Wykeham Road

per the plan, “Proposed Site Development and

Sedimentation Control Plan,” by Arthur H. Howland

and Assoc., revised to 11/12/14; 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 Wetlands Enforcement Officer 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,

3. any changes to the plans as approved must be

submitted immediately to the Commission for

review, and

4. that the conservation easement form signed by the

property owner be submitted;

in considering this application, the Commission

has determined that no reasonable and prudent alternatives exist and believes that there is no reasonable probability of significant adverse impact

to any wetlands or watercourses.

By Mr. LaMuniere, seconded by Mr. Wadelton, passed 5-0.

Hayes/59 South Fenn Hill Road/#IW-15-02/Remove Invasives: Ms. Brown, organic landscaper, presented the map, “Proposed Site Development Plan, Boundary Line Revision,” by Mr. Neff, revised to 10/5/05 on which she had drawn the locations of an intermittent stream and the proposed work area. She then read her construction narrative dated 1/22/15. She noted the invasives to be removed would be hand cut and the roots would not be taken out and that in the spring when new growth starts, Avenger, a non toxic herbicide, would be applied. In her narrative she stated chipping would be done along the South Fenn Hill Road border and the chips would be used elsewhere on the property to suppress weed growth in non wetlands areas. Mr. Ajello asked if this successfully prevented weed growth and Ms. Brown said she had never had problems with weed regrowth. It was noted that although the site plan was outdated, the proposed work area had been accurately drawn in on the map. The commissioners had no problem with the plan to remove the non native invasives. Action was not taken at this time to give Mr. Papsin the opportunity to review the application and because written approval from the holder of the restricted area had not yet been submitted. Ms. Brown will be notified if there is a reason for her to attend the next meeting.

Lancaster/18 Sabbaday Lane/#IW-15-04/Driveway and Drainage Improvements, Installation of Sediment Basin: Mr. Sabin, landscape architect, presented plans revised to 1-28-15 based on the recommendations listed in the site inspection minutes. He detailed the changes made to the plans, which included eliminating a driveway catch basin and rerouting the 12” PVC drainage pipe under the driveway, decreasing the length of the stony swale, reconfiguring the proposed stonewall, and putting in a trench at the bottom of the wall instead of installing scuppers as had been discussed at the last meeting. Also, the culvert would be extended all along the garage foundation. Mr. Sabin stated he had added the limit of disturbance line, a note regarding the proposed grade, and manhole details to the plan. Mr. Papsin asked if the replanting of the bank was included in the plans. Mr. Sabin said the bank would be seeded with no mow fescue that does well in shade. It was noted the property owners still plan to clean out the pond under a previous permit. There were no other questions from the commissioners.

MOTION: To approve Application #IW-15-04 submitted by Mr.

Lancaster, 18 Sabbaday Lane for driveway and drainage

improvements and to install a sediment basin, per the

plan, “Driveway Improvements,” by Mr. Sabin, revised

to 1/28/15; 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 Wetlands Enforcement Officer 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 changes to the plans as approved must be

submitted immediately to the Commission for

review;

in considering this application, the Commission

has determined that no reasonable and prudent alternatives exist and believes that there is no reasonable probability of significant adverse impact

to any wetlands or watercourses.

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

Harris and Sass/254 and 258 New Milford Turnpike/#IW-15-05/Install Driveway, Parking Areas, Septic System, and River Walk, Construct Addition, Lot Line Revision: It was noted further review was tabled until complete plans are submitted. It was the consensus that a site inspection would be conducted when the plans are received. Mr. Bedini noted a careful review was warranted due to the activities proposed near the river. Mr. LaMuniere said that pollution from vehicles was a concern.

Stiles and Angiollo/25 West Shore Road/#IW-15-06/Demolish, Reconstruct Dwelling, Install Septic System, Relocate Driveway, Landscape, etc.: It was noted that at the last meeting additional information about the stormwater management system had been requested. Mr. Szymanski, engineer, explained the plans had been drawn up to meet the Zoning requirements to 1) minimize impervious surfaces, 2) encourage the infiltration of runoff, and 3) ensure there would be no post development increase in runoff. He submitted a letter to Mr. Bedini dated 1/26/15, which addressed these issues. The plans, “Site Development Plan,” by Arthur H. Howland and Assoc., revised to 1/28/15 were reviewed. Mr. Szymanski noted that the slight increase in impervious surface was due to the change of the driveway location, but said he had converted a large area of lawn to a planted buffer to compensate. He noted, too, that as part of the ZBA approval, a stonewall had been required and said this wall would slow the runoff and allow for greater infiltration. In response to questions previously raised by Mr. McGowan of the Lake Waramaug Assoc., Mr. Szymanski stated the roof runoff would be directed to two cultech rechargers that have been sized to accommodate a 100 year storm. Mr. Papsin asked if irrigation was proposed later, whether the stormwater management system could handle it. Mr. Szymanski said that irrigation was not a part of the current plan, but that the proposed system would be able to handle it because the design was significantly oversized. There were no further questions from the commissioners.

MOTION: To approve Application #IW-15-06 submitted by Mr. Stiles

and Mr. Angiollo for the demolition and reconstruction

of the house, relocation of the driveway, installation

of a septic system, landscaping, etc. at 25 West Shore

Road per the site development plan by Arthur H. Howland

and Assoc., dated 4/7/14 and revised to 1/28/15; 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 Wetlands Enforcement Officer 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 changes to the plans as approved must be

submitted immediately to the Commission for

review;

in considering this application, the Commission

has determined that no reasonable and prudent alternatives exist and believes that there is no reasonable probability of significant adverse impact

to any wetlands or watercourses.

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

Activity Report

Mr. Bedini noted Mr. Ajello’s activity report had been emailed in advance so that the commissioners would have time to review it prior to the meeting. There were no questions.

Steep Rock Assn./Temporary Crossing of Bee Brook: Mr. Ajello noted the steel plates remained in the brook and were being used by equipment to access the upstream Reich bridge repairs. Mr. Bedini asked if the plates should be removed. Mr. Ajello said, yes, and that they would be removed by the spring. Mr. Bedini asked why the Steep Rock job had been allowed to continue through the winter. Mr. Ajello said the Commission’s approval did not limit Steep Rock to working during the dry time of year. Mr. Bedini asked whether erosion controls were needed. Mr. Ajello said they would be needed when the drilling begins. The existing anti tracking pad was briefly discussed. Mr. Ajello said he did not think it had been needed as there was already an established pull-off in this area.

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

Mr. Bedini adjourned the meeting at 8:10 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted, Janet M. Hill, Land Use Administrator