Inland Wetlands Commission

MINUTESS

Regular Meeting

February 10, 2016

7:00 p.m. main level meeting room

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

Mr. Wadelton

MEMBER ABSENT: Mr. Bedini

ALTERNATE PRESENT: Mr. McCormack

ALTERNATE ABSENT: Ms. Cheney

STAFF PRESENT: Mr. Ajello, Mrs. Hill

ALSO PRESENT: Mr. Trinkas, Mr. Szymanski, Mr. Kalur, Mr. and Mrs. Haddad, Mr. Sabin, Mr. Clark,

Mr. Sarjeant, Mr. Kleinberg, Mr. Aston,

Ms. Scodari

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

seated Members Davis, LaMuniere, Papsin, and Wadelton and Alternate McCormack for Mr. Bedini.

MOTION: To include the subsequent business not already

posted on the Agenda: V. New Applications B. Allin

Cottage, LLC./217 West Shore Road/#IW-16-08/Single

Family Dwelling, Guest House, Septic System, Well,

Driveway, Float, Shed, Dock, Pool, etc. By Mr. Papsin,

seconded by Mr. LaMuniere, and passed 5-0.

Consideration of the Minutes

The 1/27/16 Regular Meeting minutes were accepted as corrected. On page 1 the correct spelling of Mr. Haxo was noted.

MOTION: To accept the 1/27/16 Regular Meeting minutes as

corrected. By Mr. Davis, seconded by Mr. Papsin,

and passed 5-0.

The 2/2/16 Haddad site inspection minutes were accepted as corrected. In the next to the last line the spelling of catch basin was corrected.

MOTION: To accept the 2/2/16 Haddad site inspection minutes

as amended. By Mr. Davis, seconded by Mr. Papsin,

and passed 5-0.

Pending Applications

The order of the Agenda was changed to accommodate those present.

McClean/71 West Shore Road/#IW-16-04/Replace Deck, Rebuild Retaining Wall: It was noted that there was a lot of information missing from the application, the agent had not yet responded to the application review, and no one was present to discuss it.

Lekaj/276 New Milford Turnpike/#IW-16-05/General Maintenance, Replace Foundation, Add Porch, Install Septic System: Mr. Ajello noted he had received the owner’s signature and a letter of authorization for Mr. Kalur. Mr. Kalur presented the plan, “Proposed Site Plan,” by F&H Architectural Design and Consulting, LLC., dated 1/16/16 and the floor plans and elevations were also reviewed. Mr. Kalur said repair of the existing dwelling would be mostly replacement in kind except that the footprint would change slightly. He stated all proposed work was at least 50 feet from the intermittent stream. Plans for the installation of the septic system were briefly discussed. Specifications for a 95 ft. single concrete gallery would be engineered. Some of the proposed septic work was within the 100 ft. wetlands setback, but it was noted that all of it was down grade of the stream and that excavated soils would be trucked off site. Mr. Ajello reviewed the application.

MOTION: To approve Application #IW-16-05 submitted by Mr.

Lekaj/276 New Milford Turnpike for general maintenance

and to replace the foundation, add a porch, and install

a septic system per the site plan dated 1/16/16 by F&H

Architectural Design and Consulting, LLC.; 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 on any

wetlands or watercourses.

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

Haddad/141 West Shore Road/#IW-16-06/2nd Story Addition, A/C Pads, Entrance Stairs: Mrs. Haddad presented a revised site plan, by Oakwood Environmental Associates Consulting Engineers, revised to 2/8/16, which deleted the proposed work along the watercourse. She explained there would be no change to the footprint of the existing dwelling except to add a staircase on the east side, that concrete pads for the A/C units had been relocated further from the stream in the area underneath the existing porch, and that silt fence and staked hay bales had been added to the plan. She noted, too, that the stonewalls proposed in the previous plan had been taken out. She stated the removal of invasives from the stream would be addressed at a later date. Mr. Wadelton noted the Commission had received a letter dated 2/9/16 from Mr. Trinkas for the Lake Waramaug Assoc. and the 2/10/16 response from Mr. Clark, but had not had time to review either one. Because the Commission would take them into consideration when acting on the application, he thought further discussion should be tabled to the next meeting. The other commissioners agreed they would like time to review these documents. Mr. LaMuniere confirmed that no work was now proposed in the stream or in the wetlands and said he did not think the stream was intermittent.

Sarjeant/28 Tinker Hill Road/#IW-15-54/Stonewall and Replanting: Mr. Sarjeant circulated his revised planting plan. He proposed planting pepper bush as close to the road as possible because it can withstand road salt, and Mt. Laurel approximately 6 feet back, closer to the wall, because salt kills it. Photos of the site were compared with the planting plan and the previous planting plan was compared to the new one. Mr. Ajello asked that a bush be planted between the disturbed area and the catch basin. It was noted that the Commission favored the revised plan and it was labeled Plan A.

MOTION: To approve Application #IW-15-54 submitted by Mr.

Sarjeant/28 Tinker Hill Road for the construction of

a stonewall and to replant the area in the planting

plan as indicated in attachment A, received 2/10/15;

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 on any wetlands or watercourses.

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

Mr. Davis was out of the room and did not vote.

Bazos/90 Tinker Hill Road/#IW-15-52/Lake Access Path and Dock: Mr. Sabin, landscape architect, and Mr. Szymanski, engineer, represented the property owner and submitted a copy of the application form with both Dr. Bazos’s and the Babbio’s signatures. Mr. Szymanski explained the proposed upper level drainage improvements using the map, “Existing Easements and Topographic Map,” by Arthur H. Howland and Assoc., dated 1/29/16. He stated that when he inspected the site he found eroded areas on the wood road where runoff was concentrated. He proposed a small grass lined swale lined with reinforcement matting on the upper side of the wood road to capture the runoff. Small 6 inch pipes would be installed along the swale to direct the runoff away from the proposed path and onto the Babbio property. He said that minor regrading would be required, a mini excavator would be used, and silt fence would be installed on the downhill side of the swale. Mr. Sabin submitted a plan revised to 2/10/16, which included a modified sequence of construction, and a detail sheet, LA-1, also dated 2/10/16. He said other revisions included the addition of top and bottom elevations for each set of steps, three rain gardens, a small landing (smaller than a parking space) per discussions with the DOT, and a small drainage dry well near the landing. Regarding the installation of the stone slab steps, Mr. Sabin said he did not want to penetrate the existing stonewall to work the steps into it, and so he replaced the stone in this area with wooden stairs. He said stairs would also be installed over areas with ledge. The anchoring of the stairs with big foot piers was specified on the detail sheet. Mr. Sabin stated there was room to build the stairs and steps without the need to cut down trees; the path would jog around the existing trees. He also stated there would be no canopy clearing and that the leaf litter and stonewall would be undisturbed. Mr. LaMuniere asked if drilling had been done to determine where ledge was located. Mr. Sabin said, no, that he was anticipating ledge. Mr. LaMuniere stated that no runoff or sediment should flow into the lake. Mr. Sabin said he would not tie into the existing catch basin on West Shore Road because it was too far away. He reviewed in detail his construction narrative for the construction of the path, steps, and stairs in sections by hand and using small machinery. He noted there would be no deviation from the staked route and work sequence noted on the plan unless OK’d by the WEO. Mr. Ajello asked if blasting would be done and Mr. Sabin said, no. The rock wall at the landing was discussed. Mr. Sabin stated its height had been reduced from 14 feet to 4 to 6 ft. Mr. LaMuniere was concerned that the slope might be damaged when the stone slabs and boulders are carried down to their installation sites. Mr. Sabin said plywood would be installed to protect the slope. Mr. LaMuniere asked for more detail on how the construction materials would be carried down the steep slope without damaging it. Mr. Papsin asked how the plywood would be stabilized. Mr. Sabin said it would be staked in place. Mr. Davis was concerned that with a 40% grade it would be difficult to prevent materials from sliding down the slope. Mr. Papsin asked for a long term maintenance plan in case of washouts. Mr. Sabin responded that runoff would be diverted away from the path and that what did flow there would be sheet flow, and that he expected it would be necessary to replace the bark mulch on the path every five years. Mr. Papsin noted that he had previously requested drainage calculations. Mr. Sabin said he had not provided this information because there would be no more water than what had previously flowed through the site and the upgrade surface flow had been reduced by directing it away from the path. He also stated the stone slabs would not be cut into the existing grade; they would be installed at the existing elevations and he noted that rain gardens were also proposed. Mr. Szymanski said the canopy would not be cut and that the velocity of the runoff would not increase. Mr. Papsin and Mr. LaMuniere said they would like more time to review the revised plans and Mr. Sabin responded that an extension had been granted to the next meeting. Mr. Papsin asked about the duration of the project. Mr. Sabin said work on the first section would take 3 to 4 days, while the remainder of the work would take 3 to 4 weeks. Mr. Papsin recommended that each work area be completely stabilized at the end of each work day. Mr. Sabin agreed to stabilize as the work progresses. Plans for the rain gardens were reviewed and at the suggestion of Mr. LaMuniere, one of the gardens was shifted approximately 10 feet closer to West Shore Road. Mr. Ajello asked if the application listed the materials to be used for the stairs. Mr. Sabin said either pressure treated wood or glass impregnated wood that is not toxic would be used. Mr. LaMuniere noted that this would be OK for the main structure and posts, but not for the steps. Mr. Sabin said he could use cedar for the treads and railings. Mr. LaMuniere asked that this be specified in writing.

Dobson/295 New Milford Turnpike/#IW-16-03/Repair Septic System: It was noted that the property is within 500 feet of the town line and so the application had been referred to New Milford. Mr. Ferlow, N. Milford Enforcement Officer, submitted a letter dated 1/1/16, which raised questions about the plan. Mr. Ajello noted that Mr. Neff had submitted revised plans and had decided not to wash the galleries on site, but instead will replace them with new galleries. He also noted that the stockpile area is for top soil only; all other excavated material would be removed from the site. In response to Mr. Ferlow’s third question, Mr. Ajello stated that other than the river, there was no indication of wetlands soils on the property. Mr. Wadelton said further discussion would be tabled to the next meeting so that the Commission could discuss the letter with Mr. Neff, engineer.

New Applications

Rumsey Hall School/201 Romford Road/#IW-16-07/Install Sewer Lateral, Resurface and Expand Sidewalk, Install New Sidewalk, Handicapped Parking: Mr. Aston, engineer, and Ms. Scodari, Business Manager, presented the plan, “Site Layout Plan,” by Buck and Buck, LLC., dated 2/4/16. They explained the main office building would be rebuilt. The building itself was outside the 100 ft. setback; 139 feet from flagged wetlands, but when rebuilt, would be 7 feet closer to the pond. The septic lateral, handicapped space, and parts of the sidewalk were within the review area. Mr. Aston pointed out the section of the driveway that would be widened, where the sidewalk would be resurfaced and raised 4 inches, and where regrading would be required. He stated a total of 1900 sq. ft. of what is now lawn would be disturbed and that any excess material would be used on a driveway elsewhere on the property. Three hundred square feet of new impervious surface will be added. Mr. Aston also stated that a catch basin would be connected to the underground infiltration system, a dry well would be installed, drainage would not be directed towards the pond, and there would be no impact to the river. Restrictions for construction vehicles and for access to the area during construction were reviewed. Ms. Scodari noted that construction would take place between June and December, but that most of the site work would be done during the summer months. Mr. LaMuniere warned that construction debris should not move towards the wetlands and Mr. Aston explained how the wetlands would be protected. The application review by Mrs. Hill was briefly discussed. Mr. Aston said he would provide an erosion control narrative. Mr. Wadelton asked that any other questions in the review be addressed in writing prior to the next meeting.

Allin Cottage, LLC./217 West Shore Road/#IW-16-08/Single Family Dwelling, Guest House, Septic System, Well, Driveway, Float, Shed, Dock, Pool, etc.: Mr. Szymanski presented the plan, “Proposed Site Development Plan,” by Arthur H. Howland and Associates, dated 11/19/15. He summarized the proposed work, which included the relocation of an existing parking area and the installation of a rain garden to handle its runoff, the construction of an accessory building with toilets with the septic line running along the west side of the driveway, installation of the septic system also on the west side of the driveway, installation of the driveway, and construction of a house and guest house, curtain drain, rain garden, and pool. Mr. Szymanski noted a retaining wall was proposed along the parking area to the north of the house in order to keep grading to a minimum. He pointed out the locations of two intermittent streams and a small wetland. Drainage plans were reviewed. Mr. Szymanski stated runoff would be directed to a grass lined swale and to rain gardens. He noted that eight underground infiltration units designed to handle roof runoff from a 100 year storm are proposed. Runoff collected in the swale and rain gardens would be directed to catch basins and piped across West Shore Road to the proposed remediation recharge system. The proposed remediation structure is approximately 50 feet long and all runoff would infiltrate here before reaching the lake. To install it, 18 inches of material would be excavated and trucked off site and then the excavated area would be filled with bluestone over 2 inches of pea stone over 18 inches of trap rock. Also proposed on the lake side of the property are a dock and float and Mr. Szymanski offered to add boulders along the shoreline if the commissioners thought it was necessary. Mr. Papsin asked how many trees would be cut. Mr. Szymanski said the area to be disturbed was .53 acre, but he did not know yet how many trees would be cut. The Commission asked that the limit of disturbance line, house corners, center line of the driveway, trees to be cut, and the locations of the swales and rain gardens be staked before a site inspection is conducted. A site inspection was scheduled for Thursday, February 18, 2016 at 3:00 p.m.

Administrative Business

CAWS/March 17, 2016 Annual Meeting: Mr. Wadelton reviewed the agenda and workshops to be held. He asked the commissioners to get their registration forms to Mrs. Hill as soon as possible.

Correspondence/Haddad/141 West Shore Road/#IW-16-06: Mr. Wadelton read the 2/9/16 cover letter from Atty. Buchsbaum concerning the Haddad application and noted the 2/9/16 review from Mr. Trinkas, engineer, to the Lake Waramaug Assoc. Mr. Ajello noted that Mr. Clark, engineer for the Haddads, had responded in his 2/10/16 memo. It was noted that with the revisions presented this evening, the proposed activities would result in almost no soil disturbance. Mr. Wadelton advised the commissioners to consider whether the proposed activities would be reasonably likely to cause adverse impacts to wetlands and/or watercourses. Mr. Papsin stated that his site inspection minutes had been written based on the plans that had been submitted at that time; not the revised plans now in the file.

Enforcement

Mr. Ajello reviewed his 2/9/16 activity report.

There being no further business, Mr. Wadelton adjourned the meeting at 9:10 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Janet M. Hill

Land Use Administrator