Inland Wetlands Commission

MINUTES

Regular Meeting

February 11, 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. Oskandy

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

MOTION: To accept the 1/28/15 Regular Meeting minutes

as written. By Mr. Wadelton, seconded by Mr.

Davis, and passed 5-0.

Pending Applications

Hayes/59 South Fenn Hill Road/#IW-15-02/Remove Invasives: It was noted the Commission had not acted on the application at the last meeting for two reasons: 1) to give Mr. Papsin an opportunity to review it and 2) because the requirements of PA 05-124 concerning conservation restrictions had not yet been met. The map submitted with the application indicated deed restricted conservation areas, but neither proof the holder of the easement had been notified by the applicant by certified mail at least 60 days prior to submission of the application nor written approval from the easement holder had been submitted as required. Mrs. Hill said she had contacted Steep Rock Assn., the Conservation Commission, and Mr. Neff, but had not been able to find out who the holder of the conservation easement is. Mr. Wadelton suggested the property owner should hire an attorney to address this matter. It was the consensus that the application could not be approved at this time because it was incomplete.

Harris and Sass/254, 258 New Milford Tunrpike/#IW-15-05/Driveway, Parking Lots, Addition, Septic Systems, River Walk, Lot Line Revision, etc.: It was the consensus of the commissioners that this application would not be discussed further and a site inspection would not be scheduled until detailed engineered plans have been submitted.

New Application

Mackesy/233 West Shore Road/#IW-15-07/Renovate Lake House, Replace Fence, Install Temporary Parking, etc.: Mr. Oskandy, engineer, presented the plan, “Proposed Improvement Location Plan,” sheet SD.1, by Arthur H. Howland and Assoc., dated 1/21/15 and revised to 2/11/15. He listed several of the revisions to the plans including the replacement of the deck and the use of both a tarp and a floating boom to catch construction debris that might fall into the lake. Mr. LaMuniere requested that the reconstruction of the deck be added to the application form. Mr. Oskandy pointed out that staked hay bales were proposed to protect the existing drain near the proposed temporary parking area. Mr. Ajello asked if fabric would be placed under the crushed stone used for this parking area. Mr. Oskandy said fabric would be used if the Commission required it. It was noted this structure is not a boathouse per the definition of boathouse in the Zoning Regulations and so will be referred to as the lake house. Mr. LaMuniere asked if the lake house would be renovated retaining its existing footprint. Mr. Oskandy said it would, adding that the height would not change and that most of the renovations would be to the interior of the building. The existing vs. proposed elevations were briefly reviewed. There was a question regarding whether the building sticks out over the water and Mr. Oskandy responded that the deck overhangs the water, but he did not think the rest of the building did and that there could be a drafting error on the map. The pink area between the lake house and the road was noted and Mr. Oskandy said the existing pavement would be removed here and replaced with stone pavers with grass in between them. He circulated a photo of stone pavers similar to what was proposed. Mr. Davis asked if the propane tanks shown on the plan were existing. Mr. Oskandy said they were and that there were also existing A/C units. Mrs. Hill asked if the existing buried PVC pipe in the temporary parking area could withstand the weight of traffic. Mr. Oskandy stated that it was deep enough plus would have an additional 2 inches of crushed stone over it, so it would be OK. Mr. Oskandy agreed to make the following revisions to the plan: make references to the tarp and floating boom in #4 and #5 of the construction sequence and to change “boathouse” to “lake house” throughout the plans and in #10 and to review the water level/shoreline to determine whether the house extends over the water. Mr. Ajello asked what the proposed start date was and Mr. Oskandy said work would begin as soon as possible. Mr. Ajello noted the soils above the temporary parking area were known to flood, especially in the spring when the intermittent stream overflows. It was the consensus a site inspection was not needed.

Enforcement

The commissioners had no questions concerning Mr. Ajello’s 2/9/15 activity report, which had been circulated prior to the meeting.

Administrative Business

The 2015-2015 budget was briefly discussed. It was agreed to submit last year’s figures except for Legal Fees, which was decreased to $5,000. It was noted that when there are appeals, the legal fees are paid from the Town’s litigation fund rather than each commission’s legal budget.

Also, it was noted the Inland Wetlands Commission currently has two vacant alternate seats. Mr. Bedini said that he and Mr. Lyon would interview a candidate soon.

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

Mr. Bedini adjourned the meeting at 7:30 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Janet M. Hill

Land Use Administrator