Inland Wetlands Commission

MINUTES

Regular Meeting

February 23, 2015

7:00 p.m. Upper Level Meeting Room

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

 Mr. Wadelton

MEMBER ABSENT: Mr. Davis

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, LaMuniere, Papsin, and Wadelton.

Consideration of the Minutes

MOTION: To accept the 2/11/15 Regular Meeting minutes

 as submitted. By Mr. Wadelton, seconded by

 Mr. Papsin, and passed 4-0.

Pending Applications

Hayes/59 South Fenn Hill Road/#IW-15-02/Remove Invasives: It was noted the Commission is still waiting for written approval from the holder of the conservation easement and that the time limit for acting on the application is 3/20/15. Mr. Bedini said that if approval is not received by the next meeting, the application will be denied because it is incomplete.

Harris and Sass/254 and 258 New Milford Turnpike/#IW-15-05/Install Driveway, Parking Areas, and River Walk, Construct Addition, Lot Line Revision: There was no one present to represent the applicants. It was noted the Commission requested more detailed plans and will not schedule a site inspection until they have been submitted. The 65 day time limit for action on the application will be up on 3/20/15.

Mackesy/233 West Shore Road/#IW-15-07/Renovate Lake House, Replace Fence, Install Temporary Parking Area: Mr. Oskandy, engineer, submitted the map, “Proposed Improvement Location Plan,” by Arthur H. Howland and Assoc., revised to 2/19/15, which, he said, had been revised based on the comments made by the commissioners at the last meeting. The plan was reviewed to be certain that all the revisions requested, including the addition of a specific reference to the use of a floating boom with curtain and a secured tarp as erosion and sedimentation control measures, had been made. Mr. Oskandy noted that the dormer on the existing building would be removed, but otherwise the roof height would not change.

MOTION: To approve Application #IW-15-07 submitted by Mr.

 and Mrs. Mackesy to renovate the lake house,

 replace the fence, and install a temporary parking

 area at 233 West Shore Road in accordance with the

 plan, “Proposed Improvement Location Plan,” Sheet

 SD.1, by Arthur H. Howland and Assoc., revised to 2/19/15; the permit shall be valid for two years

 and is subject to the following conditions:

 1. the land use office shall 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. the property owner shall give the contractor

 copies of both the motion of approval and the

 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;

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

New Application

Cafaro/53 River Road/#IW-15-08/Pool, Terrace, Spa, Steps, Culvert, Landscaping, Remove Invasives: Mr. Sabin, landscape architect, noted the property had a history of violations by a previous owner. On his map, “Site Plan,” dated 2/20/15, he pointed out the wetlands corridor to the rear of the property and the locations of the proposed activities. He noted mitigation planting was proposed along the wetland boundary and that an 8 foot section of culvert with boulder headwalls would be installed near the pond so that lawn mowing equipment could cross the stone lined swale in this area. He also stated that the material excavated for the pool would be deposited elsewhere on site to help level the back yard and bring it to a reasonable slope and that the limit of disturbance line was the line of silt fence along the wetland boundary. Also proposed, was a concrete pad for parking under the existing deck. Mr. Ajello said he would check previous files to determine whether any of the old violations are still outstanding. When Mr. Ajello pointed out that the proposed pool location did not meet the zoning setback requirements, Mr. Sabin said he would shift it 4 feet to the north. Mr. LaMuniere advised Mr. Sabin that construction sequences for the pool and the culvert were needed and that because all of the proposed work was within the upland review area, more details were required. Mr. Sabin said he would provide a project narrative. Mr. LaMuniere asked that information regarding the construction access be included. Mr. LaMuniere also noted that although the plans refer to a curtain drain, no specifications for the drain had been submitted. Mr. Papsin asked if soil stockpiles would be needed. Mr. Sabin said, no, because whatever soil was dug up would be placed on the side slopes. It was noted the proposed filled slope would extend to within 4 feet of the wetlands. Mr. Ajello noted this was a critical area and asked if the proposed silt fence would provide adequate protection. Mr. Sabin said he would install hay bales in addition to the silt fence. It was the consensus that a site inspection would be conducted after the snow melts. Mr. Sabin said he would submit revised plans in time that the commissioners would have an opportunity to review them prior to the next meeting.

Activity Report

 It was noted that Mr. Ajello’s 2/23/15 report had been emailed to the commissioners prior to the meeting.

Administrative Business

 Mr. Bedini reported that at a recent CLEAR seminar he had attended, the state official conducting the seminar had warned commission members not to inspect sites on their own; that site inspections should be conducted as a group or not conducted at all. Mr. LaMuniere noted that this contradicted an earlier opinion from Atty. Olson. Mr. Wadelton said, as he has many times in the past, that an individual may view a property from a public way, but should not enter it unless a formal site inspection is conducted. Mr. Bedini also pointed out that discussions during site inspections must be kept to a minimum.

 It was noted that a second CLEAR seminar would be held on March 19 on map reading. The location had not yet been announced.

 There was a brief discussion regarding whether to use the screens for viewing maps once the new conference room is ready. There was a concern about whether fine lines and fine print would show up on the screen and so it was the consensus that even though this technology would be available, paper copies would still be reviewed at the table. It was thought this would not be any extra work for the applicant as paper copies would still be needed for the files.

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

 Mr. Bedini adjourned the meeting at 7:45 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Janet M. Hill

Land Use Administrator