



INLAND WETLANDS AND WATERCOURSES COMMISSION
MINUTES
February 7, 2012

MEMBERS PRESENT: Richard Girouard, Chairman
Arlyne Fox, Vice Chairman
John Lauria, Secretary
Carmine DeFeo
Frank Marcus
Kevin Chamberlain, Alternate (voting)
Lars Jorgensen

MEMBERS ABSENT: David Lucas

ALSO PRESENT: William Maurer, Town Civil Engineer.

The Chair convened the meeting at 7:33 p.m.

All present joined in the Pledge of Allegiance led by the Vice-Chairwoman Ms. Fox.

REGULAR MEETING

The Chair opened New Business at 7:35 p.m.

NEW BUSINESS:

Application 12-02, Burr Roofing, Siding, Windows - Permit approval to construct a master bedroom suite over an existing garage within a regulated area at 711 Booth Hill Road.

William Priest of 55 Tanglewood Road, contractor performing the work was present and indicated that the project involves the addition of a master bedroom suite over an existing garage; there is no change to the footprint; they are not modifying the grounds, drainage or gardens in any way. The activity is 65-70' away from the stream, the stream runs constant. This not an in-law suite and there is no proposed additional driveway.

Motion made (Fox) seconded (Marcus) to RECEIVE Application 12-02 (Burr Roofing, Siding, Windows)
VOTE: MOTION CARRIED UNANIMOUSLY.

ANYTHING THAT MAY RIGHTFULLY COME BEFORE THE COMMISSION

Motion made (Defeo) seconded (Fox) to ACCEPT Application 12-03 for REVIEW (Lea, Colin & Lorri)
VOTE: MOTION CARRIED UNANIMOUSLY.

Application 12-03, Lea, Colin & Lorri- Permit approval to remove cottage and build new home within a regulated area at 74 West Lake Road.

Mr. Joseph Wren, P.E. licensed in CT with an office in Old Saybrook, CT was present on behalf of the applicant and explained that his client is proposing to purchase this property and would like to get the approvals in place prior to making the final purchase. It is a small parcel at just under .3 acres with an existing seasonal dwelling. The wetlands were flagged by a soil scientist; a soils report is included in the application. The majority of the property is within the 100' regulated area, there is no activity within the wetlands as all of the wetlands are off the property. The new home would be slightly larger than the existing structure but would conform to the zoning regulations. There will be a slight increase to the footprint and the impervious roof area. The existing gravel parking area will remain. The northern part of the property will remain as is; a pervious stone paver walkway is proposed at the front of the house at the east side of the property; Pinewood Lake is across the street but is not within the 100' regulated area, it is approximately 130' away, also included in the application are the Inland Wetland data tables. There are proposed underground utility connections, there is public water and sewer that runs through the southern portion of the property. The electric, telephone and cable are currently structured as four (4) sets of overhead wires on the northwestern corner of the property; the overhead wires will be placed underground with conduits. There will be an 18" high silt fence with a woodchip berm along the eastern boundary and northwestern corner, detail is outlined on the plan as well as a full outline/narrative of the construction sequence. The property's grade is south to north.

The house is above the water level/surface of the lake. The elevation contour at the road is 174, the southern tip of the property is at 179 & 180; everything drains down hill. The finished floor of the new structure is at 179. There are proposed footing drains and a sump pit; the basement floor is at 170. Based upon the existing shed staying the same size, the existing house's size (including the enclosed porch's size), there is only a small increase in the impervious area and are not proposing a storm water management plan. The additional roof run off would go to the lake which serves as a retention area. The footing drains around the basement would have to go to a sump pit with a discharge line to the ground or if the Town allows to a catch basin in the street with a 2" discharge. The plan includes a note that there should be a back flow device.

There is a tree line on the eastern boundary, an existing gravel and lawn area; the trees are identified on the plan by survey. There are ten (10) trees in the center of the lawn, five (5) of which are proposed to be removed (one 36" beech, two 24" oaks, 12" maple and an 18" oak). The trees are too close to the new house and/or foundation. The applicant does not want a garage. Because the existing house does not have a basement, there is not much excavation required. The house is connected to the sewers and is not sure where the old septic system is; it may have been removed when connected to sewer. The existing shed is oversized at 12' X16' a variance was received in the 1990's. The shed will be moved to the rear of the property but not within the sanitary sewer easement.

Mr. Wren's firm is not currently under contract to oversee adherence to the plan notes, if that is a condition of approval it could be accommodated. The adherence to all of the documents, notes, conditions of approval by the board on the plans would bind the contractor to do the work as proposed. If not adhered to it can be enforced. Mr. Wren believes the cottage is connected to the sewer because they are paying sewer assessment fees. The Chair clarified that the owner pays the sewer assessment fees regardless of whether they have connected; if the cottage was sold it would be a requirement to hook up. Mr. Wren stated that the new house will be connected and would be tied into the existing sewer connection to reduce the amount of trenching.

Mr. Maurer stated that there is no storm water management system included in the plan and that there should be a bond. Mr. Wren indicated an E&S (erosion & siltation) bond to make sure that the E&S was installed and maintained properly would be acceptable by the potential owner. With regard to the storm water run-off, the increase in impervious run-off is negligible; there are some areas that increased slightly. The basement drainage

would go to the watercourse, which is essentially a detention area; he did not think the storm water management plan was required but if were something that commission wanted they would. Typically the roof leaders go to an underground gallery for storm water but would not want to have underground galleries within 20-25' of the foundation because the surface water would be brought back to the foundation. The underground infiltration system needs to be 50' away from any septic system. If there were any other existing septic systems in the area this would need to be evaluated.

Motion made (Chamberlain) seconded (Lauria) to RECEIVE Application 12-03 (Lea, Colin & Lorri)
VOTE: MOTION CARRIED UNANIMOUSLY.

Motion made (Fox) seconded by (Chamberlain) to CLOSE NEW BUSINESS.
VOTE: MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS closed at 7:59 p.m.

CORRESPONDENCE – The winter edition of the Habitat Newsletter was distributed to the Chairman and the Vice-Chairman. There were three (3) additional copies available for the commission.

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Motion made (Lauria) seconded by (Chamberlain) to APPROVE the January 3, 2012 meeting minutes as submitted. VOTE: Motion CARRIED UNANIMOUSLY.

IWWC AGENT REPORT

Application 12-01 Paul Lopezzo, Treco Construction - Permit approval permission to install a 20 kw generator within a regulated area at 34 Redcoat Lane. APPROVED.

This approval had been approved by the previous IWWC Agent - Town Engineer Stephen Savarese, P.E. LS.

The Chair explained that an IWWC Agent is needed in the interim. The Chair explained at one time there were three (3) agents. If the commission does not consider appointing someone who is currently certified the Town would have to borrow someone from another Town.

Motion made (Lauria) seconded by (Jorgensen) to Approve the Chairman of the Inland Wetlands & Watercourses Commission, Richard Girouard as the temporary Inland Wetlands & Watercourses Commission's Agent, said agent would make decisions and/or grant permits for insignificant Inland Wetlands & Watercourses Commission applications. VOTE: Motion CARRIED 6-0-1 (ABSTENTION: Girouard)

WORK SESSION:

After discussion and review, the Commission took action on the following applications as follows:

Application 12-02, Burr Roofing, Siding, Windows- Permit approval to construct a master bedroom suite over an existing garage within a regulated area at 711 Booth Hill Road:

Motion made (Fox) seconded (Lauria) to APPROVE Application 12-02, (Burr Roofing, Siding, Windows), as submitted, subject to the General Conditions as established by the Commission. All in favor.

VOTE: MOTION CARRIED UNANIMOUSLY.

Motion made (Lauria) seconded (Fox) to APPROVE (for discussion purposes only) Application 12-03 (Lea, Colin & Lorri).

Commissioner Lauria withdrew his motion. Commissioner Chamberlain withdrew his second.

Motion made (Jorgensen) seconded by (Lauria) to DENY Application 12-03 (Lea, Colin & Lorri) as submitted without prejudice for the following reason:

- The application is incomplete due to nonconformance of the Storm Water Management Policy. The Inland Wetlands Commission anticipates the applicant to resubmit the application next month with full plans that adhere to the Storm Water Management requirements.

VOTE: MOTION CARRIED UNANIMOUSLY.

There being no further business to discuss the inland Wetlands & Watercourses Commission adjourned by unanimous consent at 8:18 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk