

MINUTES  
INLAND WETLANDS AGENCY  
FEBRUARY 14, 2018 - 7:00 P.M.  
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 2

I. ROLL CALL

Agency: Sutphen, Ashworth, Beglau, Williams, Block  
Staff: Jones, Allen, Galetta

Vice Chairperson Sutphen called the meeting to order at 7:00 p.m. and sat Beglau for Scott.

II. PUBLIC COMMUNICATIONS – None

III. APPROVAL OF THE MINUTES

1. December 13, 2017

MOTION: To approve the minutes of December 13, 2017, as written

Motion made by Beglau, seconded by Block, so voted unanimously.

IV. NEW APPLICATIONS

1. IWA 18-01, Nardone/McLaughlin Residence Addition, 407 Judson Avenue

Staff introduced the application to the Agency explaining this is an existing home on Judson Avenue. It has a stream on the north side of the property and the wetlands have been flagged. The proposed work is an addition on the rear of the house and the expansion of a driveway to create a 2-space parking area. Both activities will be within the upland review area; however, there will be no work done in the wetlands. The addition is 88 feet from the delineated wetlands. The driveway is significantly closer with the edge of the pavement approximately 35 feet from the wetlands. Staff noted that according to the site plan each area of construction will be surrounded by silt fencing.

Staff introduced the applicants Paul Nardone and Lorna McLaughlin stating that they were present to answer any additional questions the Agency might have. The applicants noted that the driveway will be paved. They also explained that they will excavate for the addition but it will not be a full basement foundation.

The Agency scheduled a site walk of the property for Wednesday, February 21, 2018 at 3:00 p.m.

MOTION: To classify the application as minor.

Motion made by Williams, seconded by Block, so voted unanimously

2. IWA 18-02, Indoor Recreation Facility and Parking Area, 90 Leonard Drive

Staff described the location of this property in the Airport Industrial Park off Tower Avenue. It is Lot #2 in the Leonard Drive subdivision. At 8 acres it is the largest lot of the subdivision with several ponds and wet areas. In 2011 the Agency permitted a plan for this lot with 2 buildings and a large propane tank. It was also

given site plan approval but the project did not move forward and the permits have expired. A CrossFit-Brand Gym will construct the building and move there.

Staff noted that at the time of the subdivision approval there was a 50' regulated area which the Agency typically imposed. The engineer has placed a 100' review area on the plan. Runoff will sheet flow off the parking area into a grassed lined bio-retention basin. Most of Leonard Drive drains to an existing outlet and pond. There are maintained lawns and trees; however, staff noted that some of the scrubby trees will be impacted.

The Agency scheduled a site walk of the location for Wednesday, February 21 at 2:15 p.m. The Agency will meet at Leonard Drive.

V. NEW BUSINESS

1. Election of Officers

MOTION: Motion to approve the slate of current officers.

Motion made by Ashworth, seconded by Williams, so voted unanimously.

2. Report of Chair – None

3. Report of Staff

Staff advised the Agency to expect an email invitation to attend a Special Meeting of the Zoning Commission next Wednesday, February 21, 2018 at 7:00 p.m. There will be a presentation by the consultant on Mixed-Use Development and Design.

Staff noted that the application number IWA 17-09, Laurel Glen Drainage Improvements has been withdrawn by the applicant Paul Biscuiti.

VI. ADJOURNMENT

Meeting adjourned at 7:25 p.m.

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Barbara Block, Secretary  
Inland Wetland Agency

Prepared by Lynda Galetta  
Office Assistant II