

MINUTES
INLAND WETLANDS AGENCY
JANUARY 27, 2016 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Block, Scott, Williams, Ashworth, Sutphen
Staff: Jones, Dickson, Galetta

Chairman Scott called the meeting to order at 7:00 p.m.

II. PUBLIC COMMUNICATIONS – None

III. APPROVAL OF THE MINUTES

1. January 13, 2016

MOTION: To approve the minutes of January 13, 2016, as amended.

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

IV. NEW APPLICATIONS

V. PENDING APPLICATIONS

1. IWA 15-12, Vary Residence, Lambtown Road

Staff noted that a staff review has been held and revisions to the sediment and control plan have been received.

Engineer Normand Thibeault, of Killingly Engineering Associates, presented the application to the Agency for the property owner Carroll Vary. Mr. Vary intends to construct a single family, ADA accessible home where grading, on-site septic and a drilled well will occur within the 100' upland review area. The parcel is 9.8 acres most of which are wetlands. The house will be constructed using green technology including thermal wells and solar energy. The barn is on the northern part of the site and has been situated approximately 7' into the regulated area to allow for solar panels on the roof. The house is closer to the wetlands.

Access to the property is from Lambtown Road. The wetlands system is located at the base of a mounded area in front towards the proposed barn and house. Thibeault has concluded that at some historical time period the land was excavated. The area drains slightly to the north and then discharges to the wetlands system. The wetlands are very well protected because of the terrain. The location of the septic system was previously discussed with the Agency; however, Ledge Light Health District wants the primary system closer to wetlands because the soils there are very good. It will actually not be an engineered system because the soils are all sand and gravels. There will be some excavation work to provide a walk out basement, a carport, and deck. The mounding and grading of the soil lends naturally to the design of the house making it look like it belongs there.

Thibeault discussed the septic system nitrogen renovation analysis which was previously submitted. The diluted nitrogen concentration is 13.5 mg/l which is quite close to

drinking water quality. He noted that nitrogen levels below 90 mg/l have no effect on warm water fish or vertebrates. Dewatering ground water will be handled by sumping, if necessary, or by pumping it into the crushed stone of the outlet basin where it will filter out.

Ian Cole, a professional soil and wetland scientist prepared a wetlands impact report that Thibeault summarized. He read Cole's comments relative to the wetlands functionality into the record.

Stabilization and erosion controls during construction were reviewed. A silt fence will surround the perimeter of the project. At the rear, near the wetlands, hay bales will be used in addition to the silt fence. Slurries associated with well drilling will be contained by hay bales. Since the topography of the property is flat this should be a simple process. No further clearing of the property will be required so the tree line will remain as it exists. It has been verified with the solar company that there is suitable clearance and solar access to utilize solar panels. The utilities will be connected above ground to an existing pole across Lambtown Road then brought onto the property via underground means.

The Agency had questions about the driveway, the foundation plans, the construction timetable, animals being kept on the property, and what landscaping and plantings are planned.

MOTION: To classify the application as minor.

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

Staff noted that this is a large piece of property without a lot of upland area. The applicants have done their best to keep the house pushed forward as much as possible without requesting variances.

MOTION: To approve the Vary Residence application for the following reasons:

1. There is limited uplands on this building lot and the applicant has proposed a location for the buildings and septic system that will limit wetland impact.
2. The applicant has prepared an erosion control plan that will protect the wetlands during construction.

This permit is subject to the five standard conditions.

The Agency discussed the timing of the start of construction.

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

2. East Farm Subdivision, 492 Noank Road Mystic

Staff noted that all owners have now signed the application and the engineering report has been received. The East Farm Subdivision was approved by the Agency and is valid until 2019. It has just received a short extension from the Planning Commission.

Michael Franklin, of New Venture LLC, reviewed the application for the Agency. He has obtained an engineering report from Stadia Engineering. The stormwater calculations contained within the report support the application to replace and enlarge the culvert. CT

DEEP has been contacted and have ruled that they have no jurisdiction in the matter. They have concerns that the pipe is big enough to handle the stormwater.

Franklin also discussed the Invasive Plant Management Plan. The plan mimics the plan previously approved for two of the lots fronting on Noank Road. The culvert will be replaced and the pond dredged and cleaned. The repair and reconstruction will be done using on site stone. The application is requesting the ability to clean out the pond as recommended by CT DEEP Inland Water Resources.

The applicant would like to schedule the site visit as soon as possible before the next meeting on February 10. The Agency scheduled a Site Walk for February 1, 2016 at 3:00 p.m.

VI. NEW BUSINESS

1. Fieldcrest Water Tank Replacement, 115 Oslo Street, Jurisdictional Ruling

Shokoofeh Rezazadeh, of Aquarion Water Company and Environmental Scientist Matthew Davison introduced the project to the Agency. Also attending the meeting from Aquarion Water Company were Judy Simpanen and Mark Fois. This is a request for a ruling on whether or not their proposal to replace an existing water storage tank is allowed as of right. There are no activities proposed within the wetland but will occur within 100' of two wetland areas.

The replacement water tank project is the result of a 2011 study recommendation. The water company has determined that the best area to locate the new tank is on the North East Academy property. They expect to start construction in 2016 and put the tank into service in 2017. It will service over 200 homes in the Fieldcrest Subdivision.

An emergency access drive from Ann Avenue is proposed using an existing footpath/woods road. The area is currently brushy and already disturbed. Some tree clearing will be required and an existing outlet basin will be relocated. A benefit of the relocation is to ensure it is sized appropriately to stop scouring down to the wetlands. The man made basin, which was built during the construction of North East Academy, is a functioning stormwater system. It was constructed in the uplands and now has wetland hydrology although it is not classified as a wetland. Grading would extend it slightly. The tank itself should not impact the basin or how it functions as a stormwater basin. The existing tank will be demolished when the new one is fully operational.

The Agency had concerns about the demolition project and potential environmental impacts.

Staff read Section 4.1 e of the Inland Wetlands Agency Regulations. The Agency was in consensus that the regulations made it pretty clear that the project is permitted as of right.

MOTION: To find that the Fieldcrest Water Storage Tank Replacement, 115 Oslo Street, is a facility that is necessary to the storage of water in connection with a public water supply. The Agency determines that this activity is permitted as of right as defined in Section 4.1 e of its regulations and does not require a wetland permit.

Motion made by Sutphen, seconded by Block. Motion passed unanimously.

2. Report of Chair – None

3. Report of Staff

Staff informed the Agency that the Poquonnock Road enforcement action is still being investigated. There should be further details to report at the next meeting.

In response to Ashworth's concerns about unregistered vehicles on Cold Spring Road, Paul Dickson reported that there are zoning violations as well as wetlands violations. The next step is a letter to the property owner.

Scott reported that he also has concerns about unregistered vehicles he has noted on Pequot Avenue. Dickson explained the zoning regulations concerning unregistered vehicles on residential property. He will also look in the Pequot Avenue area for possible violations.

VII. ADJOURNMENT

Meeting adjourned at 7:50 p.m.

Barbara Block, Secretary
Inland Wetland Agency

Prepared by Lynda Galetta
Office Assistant II