

MINUTES  
INLAND WETLANDS AGENCY  
November 18, 2009 - 7:30 P.M.  
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Sutphen, Ashworth, Block, Williams (7:38 p.m.)  
Staff: Jones, Silsby

The meeting was called to order by Acting Chairman Sutphen at 7:30 p.m.

II. PUBLIC COMMUNICATIONS – None.

III. APPROVAL OF THE MINUTES of October 28, 2009

MOTION: To approve the minutes of October 28, 2009.

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

IV. NEW APPLICATIONS – None.

V. PENDING

1. Electric Boat Building 775 Demolition, 456 Poquonnock Road

Staff reviewed the location of the building and stated that the original building was built in 1925.

Frank Borawski, P.E., explained the need to demolish the building. He reviewed the wetlands on and adjacent to the site. Trails Pond is located north of the site and drains into a culvert behind the building. The culvert drains to a pipe under the building which discharges to Birch Plain Creek. There are also wetlands east of the site. He stated that the culvert will not get damaged during the demolition process. He noted that the site will be temporarily fenced. He reviewed the erosion control plan.

Williams arrived at 7:38 p.m.

Borawski explained that EB plans to develop this site as a parking lot. There will be no increase in impervious substance. Staff noted that a regulation amendment or a variance is needed in order to allow a parking lot as a primary use on the site.

MOTION: To approve the Electric Boat Building 775 Demolition application for the following reasons:

1. There is no loss of wetlands or watercourses associated with this project.
2. The demolition work and stockpiles will take place on a flat paved surface.

This permit is subject to the four standard conditions and the following additional conditions:

1. A pre-demolition meeting shall be held with Town staff prior to the start of work.
2. The access route to the coal ash pile and water tower debris shall be reviewed with the Environmental Planner to determine whether a wetland permit is required.

Motion to approve by Block, seconded by Ashworth, so voted 3 in favor, 0 opposed, 1 abstention (Williams). Motion Carried

2. Shah Property, 767 River Road

Erik Kudlis of Erik Design Build reviewed the proposal to install a geothermal well, water lines, and underground electric lines within the upland review area. He reviewed the maps and explained about repairing the erosion gully. He explained about code violations that exist with the existing power lines. Kudlis plans to create a swale behind the house to direct surface water away from the foundation. The rear slope will not be re-graded as originally proposed.

MOTION: To approve the Shah Renovation application for the following reasons:

1. The utilities will be installed in an area disturbed by erosion and the project will result in correcting the erosion problem.
2. There will be no loss of wetlands or watercourses as a result of this project.

This permit is subject to the four standard conditions and the following additional conditions:

1. The proposed grading on the west side of the house shall be revised to show a shallow swale above the new water lines and the elimination of the grading on the adjacent slope.

Motion to approve by Block, seconded by Williams, so voted unanimously.

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Proposed Re-Subdivision, 0 Winding Hollow Road, Preliminary discussion

Ed Wenke of Site and Structures LLC, was present for a preliminary discussion with the Agency regarding a proposal to resubdivide lot 3 of the Fleet Bank Subdivision into 4 duplex lots. He reviewed the wetlands area and spoke about drainage issues. He explained that sanitary sewer issues have been resolved. He explained that a total of 4 lots are proposed; three in the front and 1 at the back. Each lot will have a duplex house. He gave some background information about the enforcement issues, which have now been corrected. Discussion followed about the lot at the back of the property. He proposed to use a french drain to allow for better drainage.

Staff stated that there is an intermittent water course and explained that the site had been filled in the past. Illegal filling and modifications to the slope at the back were being done without the proper approvals. She noted that the site was distressed.

Referring to a comment about adjacent roof water issues, Wenke noted that his plan is to install a french drain that will fix the water issues. He stated that wetland flagging has already been done.

The Agency wanted to view the property and scheduled a site walk for Wednesday, December 2, 2009 at 2:00 p.m.

2. Report of Chair

Members enjoyed the seminar/workshop they recently attended. Discussion followed about farms. Staff and members felt it was interesting and well presented.

3. Report of Staff

Staff reported that Ed Wenke had asked about the necessity of wetland permits for the re-paving of the parking lot at Saint Andrews Church on Route 1. Wenke noted that the owners may want to extend the parking lot. He stated that wetlands exist on the property and that this area is within 100 feet of the upland review area. Staff noted that sediment control and erosion controls will be an important issue to keep in mind and that any expansion would require approval by the agency. The Agency agreed that no permit would be required if the lot is re-paved and noted that erosion controls should be installed. Any expansion of the lot would require re-flagging the wetlands and a permit.

Ashworth inquired about work being done on Buddington Road near old Buddington Road. Staff replied that a foundation is being excavated and that there are no wetlands in that area.

Staff reported that the Walmart appeal has been dismissed and that the Wetland's permit stands.

Staff stated that a community meeting will be held on November 30, 2009 to review draft flood maps.

VIII. ADJOURNMENT

Meeting adjourned at 8:39 p.m.

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Barbara Block, Secretary  
Inland Wetland Agency

Prepared by Robin Silsby  
Office Assistant II