

MINUTES
INLAND WETLANDS AGENCY
December 10, 2008 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

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

The meeting was called to order by Chairperson Scott at 7:30 p.m.

II. PUBLIC COMMUNICATIONS – None.

III. APPROVAL OF THE MINUTES of November 12, 2008

MOTION: To approve the minutes of November 12, 2008

Motion by Ashworth, seconded by Block, voted unanimously as amended.

Williams arrived at 7:38 p.m.

IV. NEW APPLICATIONS – None.

V. PENDING APPLICATIONS

1. Hannah Enterprises, 530 New London Road, Mystic

Staff stated that the applicant has requested a 65 day extension.

VI. NEW BUSINESS

1. 767 River Road – Preliminary discussion

Staff noted that information regarding a proposed addition on this property had been included with the Agency agenda packets. She reviewed the locations of the wetlands and watercourse on the property. She explained that the septic system is not to code and the owner may want to move it or upgrade it.

Ms. Katherine Flanagan Shah, the owner of the property, gave details about her proposal to upgrade or move her septic system and to add a two-story addition to the rear of the house. She has consulted with the Ledge Light Health District regarding requirements.

Staff noted that two permits have been issued for work on this property.

The Agency was concerned with the addition's proximity to the watercourse. They noted that additional living space could be added with a third story. Ms. Shah noted the zoning restrictions for height.

The Agency stated that a permit is required for the proposed addition and for installation of a new septic system near the pond. They were concerned about the proximity of the addition to the watercourse and noted that it would be a difficult permit to grant.

2. Town Council Referral – Mortimer Wright Trail Proposal

Staff explained in detail the proposal to install a new trail on the Mortimer Wright Property off Route 215. She presented a GIS map showing wetlands, topography, and approximate location of the trail.

The Agency could not comment on whether a permit is required without knowing where the trail will be located. Generally, wetlands should be avoided. The Agency recommended that the trail be placed on gentle slopes if it is to be used by mountain bikes, to avoid erosion problems. The Agency suggested that Dr. French work with staff to determine the trail location and permitting requirements.

3. Report Of Chair

Furlong inquired about the stockpile that still exists at the Community Baptist Church construction site on Route 184. Staff explained that she has spoken to them about this situation and was told that they plan to use the backfill to fill in the landscape islands. She explained that this stockpile is outside of the 100 foot regulated area.

Staff stated that Attorney Shansky, on behalf of the interveners, has filed an appeal of the Agency's recent decision regarding Wal-Mart.

4. Report of Staff

Staff explained that she has reviewed a proposed first free split for a property on Cow Hill Road. She presented a map that shows all activity further than 100 feet from wetlands and noted that the Agency may see a permit application for a subdivision of the remaining land.

Staff outlined a schedule to proceed with regulation amendments. She suggested making changes required by state statutes first. Once that is done, she suggested holding an Agency workshop to discuss other changes such as increasing the regulated area along sensitive watercourses.

VII. ADJOURNMENT

The meeting adjourned at 8:49 p.m.

David Scott, Chairperson
Inland Wetland Agency

Prepared by Robin Silsby
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