

MINUTES  
INLAND WETLANDS AGENCY  
MARCH 11, 2009 - 7:30 P.M.  
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Ashworth, Furlong (7:32 pm), Scott, Sutphen  
Staff: Jones, Silsby

The meeting was called to order by Chair Scott at 7:31 p.m.

II. PUBLIC COMMUNICATIONS - None

III. APPROVAL OF THE MINUTES of February 11, 2009

MOTION: To approve the minutes of February 11, 2009

Motion by Sutphen, seconded by Ashworth, so voted unanimously

IV. NEW APPLICATIONS

1. Long Meadow Landings, 45 South Road

Matthew Maynard of Towne Engineering, Inc. in South Windham, CT reviewed the plans for an additional apartment building and office addition within an existing residential apartment complex. He outlined the associated parking, utility, and storm drainage improvements. He noted that the new apartment building would house 21 units. He stated that no work associated with this project is located in the wetlands area and that the parking lot is located in the upland review area. The wetlands on the site consist of a pond surrounded by a narrow band of wetlands located near the South Road entrance. The new buildings and parking will drain to new infiltrators with an overflow into the existing storm water system.

Joseph Boucher of Towne Engineering, Inc., referred to the wetlands being enclosed with a fence and noted that there is no public access to these wetlands. He noted that the State Natural Diversity Data Base indicates the possibility of a state-listed sedge in the wetlands. This will be confirmed during the growing season.

Staff stated that staff review is scheduled for 3/31/09. The Agency stated that they view the site on their own separately.

MOTION: To classify as minor

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

V. PENDING APPLICATIONS

1. Singer Property, 28 South Road

Staff reviewed the location of the property and presented photographs of the house.

Matthew Singer explained that his proposal is to demolish the existing one-car attached garage and replace it with a two-car garage with living space above. He stated that the addition will stay on the existing pavement. The existing garage and the existing pavement will be the total footprint of the proposed addition. Discussion followed about runoff. He stated that a new footing will be installed in order to accommodate the second story addition. He explained that the garage will be taken down first before he hires contractors to begin the work.

MOTION: To classify as minor application.

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

MOTION: To approve the Singer Property application for the following reasons:

1. There are no wetlands or watercourses filled as a result of this application.
2. The addition will be constructed in a disturbed area currently used as a garage and driveway.

This permit is subject to the four standard conditions.

Motion by Sutphen, seconded by Ashworth, so voted unanimously

## VI. OLD BUSINESS

### 1. Shah Property, 767 River Road

Mr. and Mrs. Shah were present to request more guidance from the Agency about building an addition on their house. They stated that they had hired consultants to do some preliminary work relating to the wetlands and soil, and that the letter from Landscape Engineer James Cowan had previously been shared with Staff and Agency members. It was noted that the wetlands have been previously flagged.

Staff explained that this is only a preliminary discussion. The Agency suggested that there may be other more suitable ways to build an addition other than what has been offered previously.

The Agency reviewed their concerns about putting the addition so close to the wetlands. The watercourse could be impacted during construction and possibly after, if the addition changes the hydrology of the site. Discussion ensued about the channel and its distance to the wetlands. Members spoke about the proximity of the watercourse, the location of the septic system, and concerns about possible erosion during construction.

Scott stated that disruption may take place if digging occurs too close to the wetlands. Discussion followed and maps were reviewed. Mitigation measures as proposed by soil scientist James Cowen were discussed. The Agency stated that they would be more comfortable if the addition were built further from the wetlands. The Agency suggested that the owners hire architects and other design professionals to

determine what their best alternative is. Scott explained that this is a tight lot and that the house was built before current regulations existed.

VII. NEW BUSINESS

1. Wetland Regulation Amendment Project Update

Staff distributed a memo outlining amendments to the regulations which would address changes to the state statutes since 2006. She noted that a formal application will be submitted at a later date. Line by line, she reviewed her memo. Staff noted that state statutes take precedence over town regulations. Discussion ensued about existing and new sections to the regulations. She explained the reasons for these changes.

The Agency will discuss the amendments at the next meeting after they have individually reviewed the proposed changes against the existing regulations. This item will be discussed at the next regularly scheduled meeting. Staff reiterated that she will prepare an application at a future date.

Discussion followed about the Special Joint workshop that was held on 3/4/09 with the Zoning and Planning Commissions.

2. Report of Chair – None

3. Report of Staff – Newsletters and workshop notices were distributed to the Agency.

VIII. ADJOURNMENT

The meeting adjourned at 9:08 p.m.

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David Scott, Chair  
Inland Wetland Agency

Prepared by Robin Silsby  
Office Assistant II