

MINUTES  
INLAND WETLANDS AGENCY  
SEPTEMBER 25, 2013 - 7:00 P.M.  
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Sutphen, Block, Ashworth, Furlong, Williams  
Staff: Jones, Gilot

The meeting was called to order by Chairperson Scott at 7:00 p.m.

II. PUBLIC COMMUNICATIONS - None

III. APPROVAL OF THE MINUTES OF August 28, 2013, September 10, 2013 and September 11, 2013

MOTION: To approve the minutes of meeting of August 28, 2013, September 10, 2013 and September 11, 2013 as presented.

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

IV. NEW APPLICATIONS - None

V. PENDING APPLICATIONS

1. Tansey/LaCourse, House, 00 Lambtown Road

Jim Roselund reviewed the application to construct a house on a 9 acre lot on the west side of Lambtown Road. About half of the house, 750 s.f. would be in the regulated area, and the back of the house would be about 80 ft. from wetlands. The on-site well and septic system were shifted away from the upland review area, and a gravel drive is proposed.

Sutphen asked if he could shorten the driveway and move house. Mr. Roselund said they hoped to use the topography to get a partial walk-out from the basement. The required separating distances from the septic and the house is 25 ft. The wooded site and clear-cut limits were discussed. Sutphen said there is plenty of room to move the house out of the wetlands, so she could not support the request. The slope, wetlands and elimination of the canopy were discussed. Staff said he could keep the house up on the flat area of the site and away from the slope.

The Agency recommended that Mr. Roselund go back and reconfigure the plans to move the house out of the wetland area.

2. Luther Enterprises LLC Development, 170 Leonard Drive

Matthew White, Angus MacDonald/Gary Sharpe & Associates, presented a proposal for a 13,900 s.f. two-story building for a warehouse and offices. He explained the location of the wetlands, to the rear of the site. A portion of the parking and the water quality basin are within the 100 ft. regulated area. Some grading is proposed. The basin was redesigned and a berm would be built to slow the flow. There would be

no equipment on the roof. Zoning requires 73 parking spaces. The parking near the wetlands will be gravel. Scott asked what the vegetation would be outside the wetlands. Mr. White said existing. The basin would be planted with seed mix, mowed once a year. All staff's concerns were addressed.

**MOTION:** To approve the Luther Enterprises LLC Development application for the following reasons:

1. There is no loss of wetland or watercourse as a result of this project
2. The applicant proposes to treat all storm water with a water quality basin before discharging to a wetland.
3. The erosion control plan will adequately protect the wetland during construction.

This permit is subject to the four standard conditions.

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

**MOTION:**

3. Oat Re-Subdivision, 0 MacDonald Court, Noank

Staff said the applicant was not ready.

## VI. NEW BUSINESS

1. Tansey/LaCourse, Barn and Paddock, 00 Lambtown Road, Jurisdictional Ruling

Jim Roselund explained his request for a jurisdictional ruling for farming for a barn and paddock. The barn would be 800 s.f., smaller than originally proposed. The manure will be taken offsite to Lebanon with either a dumpster or poly/limed area for storage. Staff said a minimum of 5 acres is required to have horses.

**MOTION:** To find that the construction of an 800 square foot, four stall horse barn and the clearing and fencing of a grazing area, as described in the September 19, 2013 narrative from Jim Roselund is an activity permitted as of right in accordance with Section 4.1a of the Inland Wetland and Watercourses Regulations as the activity is associated with farming as defined by the Connecticut General Statutes.

Motion made by Sutphen, seconded by Ashworth.

Furlong asked if they say it is a farm as of right, and later sold, and barn the removed, can someone else come in and build. Staff said that unless it's an agricultural use, a permit would be required.

Staff said the house and the barn are two separate activities.

Motion passed 4-0-1, 1 abstention (Williams).

2. Report of Chair - None

3. Report of Staff - None

VII. ADJOURNMENT

Meeting adjourned at 7:31 p.m.

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Barbara Block, Secretary  
Inland Wetland Agency

Prepared by Debra Gilot  
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