

INLAND WETLANDS AGENCY
JANUARY 9, 2008 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Sutphen, Williams, Furlong
Staff: Jones

Acting Chairman Sutphen appointed Furlong to sit as a voting member.

II. PUBLIC COMMUNICATIONS - None

III. APPROVAL OF THE MINUTES of December 12, 2007

MOTION: To approve the minutes of December 12, 2007

Motion by Williams, seconded by Furlong, so voted unanimously.

IV. NEW APPLICATIONS

1. Rhodes Property, 0 Winding Hollow Road

Staff reviewed the application to leave fill unauthorized by the Zoning Commission in place. She noted that this property had received an administrative approval to place 1000 cubic yards of fill in 2005. The fill was to be placed no closer than 100 feet to the wetlands on the west side of the property. An intermittent watercourse was filled as part of the activity on the property and the Agency took enforcement action in 2006. The watercourse has been regraded per the Agency's order and appears to be stable. Mr. Rhodes has applied for a special permit from the Zoning Commission to allow the fill in excess of 1000 cubic yards to remain in place and because there are wetlands on the property he must apply for a wetland permit.

Staff outlined the area where the fill has been placed. Staff review is scheduled for later in the month and there may be some stabilization issues. The Agency will drive by the site before the next meeting and they tabled discussion.

2. Receipt of New Applications

- Sandy Hollow Road Resubdivision

Ed Wenke, an engineer with Site and Structures, LLC, reviewed the plans to resubdivide an 8.77 acre parcel into two lots. Lot 1 will be developed as a day care facility and lot 2 will be a single family house. He noted the location of the wetlands associated with Bindloss Brook. While there is no activity associated with the subdivision of the land, there is fill and stormwater discharge associated with the development of the daycare. The grading plan reflects the regulated activities.

The Agency scheduled a site walk of the property for February 7, 2008 at 10:00. They will park at the Precious Memories daycare on the south side of Sandy Hollow Road.

V. PENDING APPLICATIONS

1. McDermott Residence, 340 Noank Road

Michael Scanlon, DiCesare-Bentley Engineers, reviewed the location of the property and the regulated activities. A revised application was submitted to reflect changes required by Public Works; specifically to discharge stormwater from the site within 50 feet of wetlands. The stormwater discharge will ensure that no additional water flows onto the West Mystic Post Office site after development.

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

1. The activity takes place on an area that has been used as a lawn and the applicant has obtained a setback variance to shift activity away from the wetlands.
2. The wetland has been heavily impacted by stormwater discharge from Noank Road.
3. There is no future activity made inevitable by this permit.

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

1. There shall be no activity within 50 feet of the wetlands other than the footings for the elevated deck and the stormwater discharge
2. The building permit plan shall be reviewed by the Environmental Planner for compliance with this permit.

Motion by Williams, seconded by Furlong, so voted unanimously.

2. North Woods Subdivision, 1299 North Road

The Agency tabled discussion to the next meeting.

VI. NEW BUSINESS

1. Report of Chair

Furlong asked staff to inspect eroded areas at the back of the Kolnaski Elementary school. She also noted that her husband had been notified of fill being placed in Eccleston Brook, just north of the former Cumberland Farms. Staff reported that she had also been notified and that she has sent letters to the abutters to remove the Christmas trees and brush from the brook.

2. Report of Staff

Staff reported that material from two excavations at the Mystic Ice House subdivision had been placed into the 50 foot regulated area. This was discovered over the Christmas holidays and staff directed the owner to stake the regulated area and remove the material. This will be completed this week and the area will be planted with shrubs and trees and boulders will be placed to discourage lawn development. The new owners will sign an acknowledgement of the regulated area before a certificate of occupancy is issued. The Agency concurred with this course of action.

Staff distributed a notice from CL&P of maintenance on right-of-ways in town and a notice from the DEP regarding new statutes governing notification of abutters of a public hearing.

VII. OLD BUSINESS - None

VIII. ADJOURNMENT

The meeting adjourned at 8:15.

Eunice Sutphen, Secretary
Inland Wetland Agency

Prepared by Deborah Jones, Environmental Planner