

INLAND WETLANDS AGENCY
SEPTEMBER 24, 2008 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Block, Furlong, Sutphen, Williams
Staff: Jones, Silsby

The meeting was called to order by Chairman Scott at 7:40 p.m.

II. PUBLIC COMMUNICATIONS - None.

III. APPROVAL OF THE MINUTES of September 10, 2008

MOTION: To approve the minutes of September 10, 2008 as amended

Motion by Sutphen, seconded by Block, so voted unanimously

IV. NEW APPLICATIONS

1. 45 Toll Gate Road

Jones stated that this is a non-conforming lot for which a permit was previously issued when it was known as the Robe property. The permit has expired because the work has not been completed within the time limits.

The applicant Jim Bernardo reviewed plans and explained what work has not been completed since the granting of the permit in 2004. He has applied to install piping, grading, and vegetation, in conformance with the 2004 permit. The grading around the proposed house had been modified to direct storm water around the foundation. Jones stated that the application was received yesterday and that the next step is staff review. Agency members decided that they would view the property on their own.

MOTION: To classify 45 Toll Gate Road as a minor application

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

V. PENDING APPLICATIONS

1. Mystic Manor, 475 High Street

Alvin Wolfgram presented plans and reviewed the proposed regulated activities associated with the nursing home site modifications. Within the upland review area, overhead utilities will be placed underground, new parking lot lights will be installed and a new canopy will be placed over an existing walk. A new parking area will be constructed on the slope in front of the building and Wolfgram reviewed the drainage and erosion control plans. Staff noted that work during a previous building expansion had resulted in an enforcement action as material had eroded down the slope and into the Peace Sanctuary wetlands east of High Street.

For the record, Sutphen stated that she is on the Board of Trustees of The Peace Sanctuary.

Staff noted that the wetlands behind the building did not exist until after the last building expansion and developed as the result of a groundwater breakout. The sheds and dumpsters in this area did not require a wetland permit because the wetlands did not exist at the time of installation.

Scott suggested that crushed stone be used as an erosion control measure rather than hay bales during the parking lot construction.

Wolfgram reviewed a cross section of the property that shows how the new construction interfaces with past work.

MOTION: To approve the Mystic Manor Modifications application for the following reasons:

1. There is no loss of wetland or watercourse associated with this project
2. All proposed activity will take place in previously disturbed and developed areas of the property.
3. There is no loss of wetland or watercourse associated with this project
4. All proposed activity will take place in previously disturbed and developed areas of the property.

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

1. The temporary sediment basin shall be designed in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control
2. Five cubic yards of crushed stone shall be stored on site for use as an erosion control measure.

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

VI. NEW BUSINESS

1. Report of Chair – None.
2. Report of Staff

Staff distributed a memo regarding the regulation update report.

Staff stated that the Crandall property is to be flagged during the first week of October. The Agency will schedule a site walk after that has been completed.

The Agency reviewed their discussion with Mac Birch of Kendig Keast.

VII. ADJOURNMENT

The meeting adjourned at 8:37 p.m.

Eunice Sutphen, Secretary
Inland Wetland Agency

Prepared by Robin Silsby
Office Assistant II