

SPECIAL MEETING
INLAND WETLANDS AGENCY
SEPTEMBER 24, 2008 - 6:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

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

The meeting was called to order by Chairman Scott at 6:30 p.m.

II. NEW BUSINESS

1. Inland Wetland Agency Workshop with Kendig Keast Collaborative regarding the Land Use Regulation Update Project

Murphy introduced Mac Birch of Kendig Keast Collaborative. He stated that this is the first step in looking at major regulation changes based on the 2002 Planning of Conservation and Development (POCD) and the strategic plan recommendations. He believes that this is a good opportunity for the town and the land use commissions to look at the regulations as a whole.

Mr. Birch explained how wetland policies and protection of the wetlands have evolved since the 1980's. He explained the need to bring the regulations up to date and to look at ways to integrate the permitting process with the zoning process. He noted the importance of modifying the regulations so they are in compliance with Connecticut State Statutes. Some of the topics to be discussed were related to defining the upland review area, mitigation, and natural resources, etc.

The Agency discussed their concerns and experience with wetland mitigation. Birch discussed his recommendation to provide mitigation standards. His recommendations will protect natural resources through the zoning process.

Staff referred to Section 5 of the regulations that relates to the upland review area, noting that it is not in conformance with State Statutes.

Block arrived at 6:54 p.m.

Birch briefly reviewed his analysis of the zoning regulations.

The Agency reviewed the recommended changes to the wetland regulations as well as those regarding storm water management.

Birch spoke about reducing density which would result in a lesser chance of degradation of the watershed. Murphy spoke about density in the master plan and the formula which is intended to create better protection for open spaces.

Staff spoke about higher standards required for drainage plans in the WRPD. Staff encourages the use of these higher standards in other zones. She explained that this regulation change will codify that requirement. She stated that the primary goal is to put standards into the regulations.

Birch stated that those standards will give developers more certainty as far as what they can do with their land and what the town's expectations will be. Those developers would be required to go before the Inland Wetland Agency before finalizing their plan.

The Agency suggested adding a provision for fines. Staff explained that that is being looked at with the zoning issues as well.

Birch explained that the goal is to continue to protect the wetlands. Staff stated that having standards in the regulations would not imply that a developer will be granted a permit.

Murphy gave the progress to date on the proposed regulation procedure. They noted the importance of following state requirements.

Scott referred to policy changes relating to cluster development. He would be interested to see new calculations done by applying the formulas in the report to an existing cluster development property.

Birch summarized the reasons for wanting to change the process that the developer uses to prepare plans. He wants a developer to look at the resources before determining what to build. He spoke about regulatory changes and thanked the Agency for their time. Murphy requested that the Agency look at Kendig Keast's website to familiarize themselves the it's environmental background.

VII. ADJOURNMENT

The meeting adjourned at 7:38 p.m.

Eunice Sutphen, Secretary
Inland Wetland Agency

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