

INLAND WETLANDS AGENCY
SEPTEMBER 8, 2004 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Present: Scott, Sutphen, Block, Williams, Alternates Furlong and Ashworth
Staff: Jones, Vislosky

Ashworth was appointed to sit for Keeler.

II. PUBLIC COMMUNICATIONS - None

III. APPROVAL OF THE MINUTES OF August 25, 2004

MOTION: To approve the minutes of August 25, 2004 as written.

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

IV. NEW APPLICATIONS

1. East Farm Subdivision, 500 Noank Road

Art Hayward reviewed the location of the site noting it has both inland and tidal wetlands. They are proposing five new lots with shared gravel driveways in addition to an existing house on a sixth lot. No wetland fill is proposed and they are proposing 50-foot buffers. The site is fairly level so there is minimal grading proposed. They are proposing rear lots to avoid the need for a sub-village road that would require more wetland impact; however, this may change after staff review. Municipal sewer and water is proposed. The open space area consists of wetlands and a portion of upland area. No drainage structures are proposed as the entire site will sheetflow. The Agency will independently site walk the property.

MOTION: To classify the application as minor.

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

2. Receipt of New Applications - None

V. PENDING APPLICATIONS

1. Kings Height Technology Center (new building), 9-23 Kings Highway

Steve Hess reviewed revised plans showing the new building additions, the proposed sidewalk along Kings Highway and the upgraded sewer and water lines. They are proposing to partially in-fill the area between the former Caldor and Shop Rite units and construct an addition off the former Shop Rite side of the facility. As requested by the Agency, the sidewalk is located outside the brush line and falls between the edge of pavement and the brush. A four-foot

snowshelf is proposed with the exception of a small area where a large tree exists. Staff distributed consideration for decision.

MOTION: To approve the Kings Heights Technology Center application for the following reasons:

1. There is no loss of wetland or watercourse associated with this application.
2. The work will take place within previously disturbed or developed areas.

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

1. Integral concrete curb and walk shall be installed where the sidewalk abuts the curb.

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

2. Delaporta Property, Noank-Ledyard Road

Staff noted the applicant is requesting a 65-day extension.

MOTION: To approve a 65-day extension.

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

3. Crawford Way Subdivision Sidewalk, Toll Gate Road

Debbie Marshal Baker, representing the applicant, reviewed the history of the subdivision. The applicant did not propose a sidewalk as part of the subdivision application due to wetland concerns, but the Planning Commission wanted a sidewalk and asked the applicant to make a good faith effort to obtain a wetland permit. Public Works did not want a sidewalk either because Toll Gate Road is planned for reconstruction; however, if approved, they will allow a bituminous sidewalk. Staff noted that the project is not included in the six-year Capital Improvement Program so there is no date for reconstruction.

Marshall-Baker reviewed details of the sidewalk and construction method. A four-foot snowshelf is proposed with the exception of an area near a telephone pole where it is increased to 7 feet to avoid relocating the pole. In one area, the sidewalk is located closer to the road to avoid manicured private properties. The Agency asked why the sidewalk is located on the north side of Toll Gate Road as opposed to the south side where there are no wetlands. Marshall-Baker noted that no grading is required if constructed on the north side and more earthwork would be required if constructed on the south side. Staff noted that wetlands exist on both sides of Toll Gate Road further east. Marshall-Baker stated that constructing the sidewalk on the north side addresses sight line issues and church and school needs, and there are existing and proposed sidewalks on the north side. In response to Agency questions,

Marshall-Baker noted that the closest distance between sidewalk activity and wetlands is 20 feet and the width of a snowshelf is based on road width and the need to have adequate area to erect signage. The Agency realized a sidewalk is necessary on this busy road with high pedestrian and school use and that the applicant appears to be proposing a sidewalk sensitive to wetlands. The area has been previously disturbed and it would be different if the area was wooded. They did question the need for such a wide snowshelf stating that signage does not need to go in this area. Staff noted that if this permit were not approved, the applicant would construct a sidewalk up to the regulated area. Marshall-Baker noted that people are walking in this area anyway, as there is a worn path.

MOTION: To approve the Crawford Way Subdivision sidewalk application for the following reasons:

1. There is no loss of wetland or watercourse associated with this application.
2. There are no other future regulated activities made inevitable by this project.

This permit is subject to the four standard conditions.

Motion made by Block, seconded by Williams. The motion carried with four votes in favor (Block, Williams, Ashworth, Scott) and one abstention (Sutphen).

4. Emerald Estates, Lambtown Road

Staff is waiting for revised plans and the Agency tabled the application to the next meeting.

5. Boulder Heights, Colver Avenue – public hearing scheduled for 9/22/04

6. Kings Height Technology Center (underground piping), 9-23 Kings Highway

This application was withdrawn as it was incorporated into the new building plans.

7. Holdridge Resubdivision, 155 Irving Street

Staff review was held yesterday and staff is waiting for revised plans. The Agency tabled the application to the next meeting.

8. Robe Property, Tollgate Road

Staff reported that 2000 s.f. of wetland fill is proposed for driveway construction to the existing lot. The Agency will independently site walk the property.

MOTION: To classify the application as major and to schedule an October 27, 2004 Public Hearing because of the potential significant impact to the wetlands.

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

9. Neal Subdivision, 119 New London Road

Staff is waiting for revised plans and the Agency tabled the application to the next meeting.

VI. NEW BUSINESS

1. Report of Chair

Scott noted that a new construction entrance is needed at a home being constructed on Fishtown Road.

Staff discussed Sutphen's concern with erosion into wetlands after Public Works clears brush from guardrails. Gary Schneider, Director of Public Works, will test the use of a weed barrier and placement of small rip-rap stone in sensitive areas. If it is successful, it will become a permanent procedure.

2. Report of Staff

Staff distributed a notice on an upcoming training session.

VII. ADJOURNMENT

Motion to adjourn at 8:30 p.m. made by Sutphen, seconded by Block, so voted unanimously.

Respectfully submitted,

David Scott