

INLAND WETLANDS AGENCY

AUGUST 24, 2005 - 7:30 P.M.

TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Block, Sutphen, Williams, and Alternate Ashworth
Staff: Jones, Discordia

Scott opened the meeting at 7:30 p.m., and appointed Ashworth to sit for Keeler.

II. PUBLIC COMMUNICATIONS – None.

III. APPROVAL OF THE MINUTES OF July 25, 2005 and July 27, 2005

MOTION: To approve the July 25, 2005 minutes.

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

Williams requested that the July 27, 2005 minutes be amended as follows:

- 1) On page 3, 7th paragraph from the top of page, last sentence delete “been” between “already” and “mowed”.

MOTION: To approve the July 27, 2005 minutes as amended.

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

IV. NEW APPLICATIONS – None.

V. PENDING APPLICATIONS

1. Watrous & Kent Driveway Culvert Replacement, 113 and 125 Fishtown Road

Staff reported that this application has been withdrawn.

2. Water Pollution Control Facility, 170 Gary Court

Staff reviewed the revised plans with the Agency and noted that Carl Almquist was present to answer any facility operations questions. She noted that this application is for the construction of tanks, clarifiers, and supporting infrastructure within the regulated areas. There will be installation of a footing drain adjacent to the wetlands.

Staff reviewed the location of a new multi-use trail connecting Lily Lane and Gary Court. She stated that this trail would avoid the wetlands with at least a 50-foot buffer.

MOTION: To approve the Water Pollution Control Facility application for the following reasons:

1. This proposal results in considerably less wetland disturbance than the previous permit granted for this project.
2. There is no loss of wetland or watercourse associated with this project.

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

1. The soil scientist certification shall be placed on the final plans prior to filing the plans in land records.
2. The new multi use path shall be installed a minimum of 50 feet from the wetlands.

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

3. Obrey Resubdivision, Route 184 (public hearing scheduled for 9-14-05).

Staff reported that the applicants have requested a 12-day extension to allow the hearing to open September 28, 2005.

MOTION: To approve a 12-day extension for the time period in which the public hearing must be opened for Obrey Resubdivision, Route 184 and to reschedule the hearing for September 28, 2005.

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

VI. NEW BUSINESS

1. Benajah Farm, LP, Gungywamp Road Timber Harvest Plan

Staff reviewed the property location, noting that it is near Navy housing and next to Charles Barnum School. It has frontage on Gungywamp, Briar Hill Road and North Pleasant Valley Road. There will be two separate entrances for the logging operation in order to limit wetland impact. Staff handed out the "As-of-Right" section from the wetland regulations. The wetlands have been flagged and the applicant is a certified forester.

MOTION: That the activity associated with the Benajah Farm, LP, Gungywamp Road Timber Harvest Plan is allowed as-of-right under Section 4.1.a of the wetland regulations.

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

2. OJP Development, Hazelnut Hill Road preliminary review

Ray Jefferson, landscape architect, displayed a slide show of the proposed site for the Agency. Mr. Jefferson showed slides of the stream and waterfall on the property. They would preserve the natural trails with minimal disturbance. Mr. Jefferson stated the applicant would make a loop off of the dead end road for this development. There will be a secondary access road that will have to cross some wetlands. The back of the lots would have a conservation easement marked by a stone wall. Two roads and one driveway will cross wetlands.

Clinton Brown of Dicesare-Bentley Engineers, described the project. The entire property is 64 acres and is zoned RU-20 residential. Mr. Brown stated they are proposing 34 lots for single family homes. Over half of the total area would be open space amounting to approximately 35 acres. Water and sewer is not available at this time, but lines would be extended for this development. Mr. Brown stated that one of the primary resources for this site is Fort Hill Brook. This site is a FEMA identified floodway as Fort Hill Brook has the capacity to swell and flood surrounding areas.

He described the proposed wetland crossings. The first is a road crossing at the top of a narrow wetland system. The second wetland crossing is located on an existing woods road that has been used for several years. The third is a driveway crossing serving one lot. The west side of the site would have a secondary road for emergency access, which would also cross wetlands. The sewer line would be extended from the Ring Drive area, crossing some wetlands, as Hazelnut Hill Road has just been repaved. Mr. Brown stated they are currently working on storm water and water quality management design.

Scott asked if the secondary road could be moved further south to a narrower section of the wetlands and Mr. Brown stated that the topography gets rougher further south and it would cause more disturbance to put in a road. Scott asked why sewer couldn't come in under the secondary road and Mr. Brown stated that it is 30-40 feet higher and sewer lines would not work as efficiently.

Ashworth asked about utilities. Mr. Brown stated they would be underground and would come from Hazelnut Hill Road.

Sutphen suggested that instead of a loop and crossing the wetlands they could make two roads ending in a cul-de-sac. Mr. Brown stated that the topography would make this quite difficult.

Scott stated that he couldn't support the fill associated with the driveway crossing and suggested the applicant consider a bridge. The Agency also stated they would schedule a site walk for this property once an application has been submitted.

Sutphen stated she would like to see the development redesigned to protect the wetlands in the center of the site.

Block stated that all the lots seem to include activity in the 100-foot regulated area. Mr. Brown stated they do, but the homes are about 50-75 feet away from the wetlands. Block suggested that he try to design the project to limit or remove activity from the regulated area. She also felt that activity on the west side of the project is too close to Fort Hill Brook.

3. Report of Chair

Sutphen reported that she had seen a sediment plume in Eccleston Brook near Fishtown Road and asked staff to investigate.

4. Report of Staff – None.

VIII. ADJOURNMENT

The meeting adjourned at 8:35 p.m.