

**MINUTES OF THE REGULAR IWWC MEETING
AUGUST 4, 2015**

Present: Chairman David Stein, Dwayne Xenelis, Mike Engels, Samantha Marone, Bruce Chappell, Mary Labbadia, Ralph DePonte and IWW Enforcement Officer Heidi Wallace.

Also Present: Commission Engineer Jeff Stearns.

1. CALL TO ORDER:

The meeting was called to order at 7:00 p.m. by Chairman David Stein.

2. PUBLIC COMMENT PERIOD:

None.

3. OLD BUSINESS:

2. Notice of Violation for clearing activity in Chapman Beach Swamp, Assessor Map #180, Lot #101:

Property owner Michael Wood was present. Commission members David Stein, Dwayne Xenelis and Mike Engels have gone and looked at the property independently. Chairman Stein stated that he feels it would be best for the property owner to hire a Professional Soil Scientist to guide him in replanting the big trees that were cut down. Mr. Wood stated that he only cut the trees down, but left the stumps. He stated he never touched the ground and that there has been no clearing. Dwayne Xenelis stated that he feels it would be best for the property owner to fill out an application and come before the Commission for an approval. All of the proper procedures need to be followed. All of the wetlands will have to be flagged. The owner stated he is willing to do this.

Upon a motion by Dwayne Xenelis, seconded by Mike Engels, it was:

VOTED: Unanimously to request Mr. Wood to submit an IWWC application and to work with IWW Enforcement Officer Heidi Wallace as needed.

5. REGULAR BUSINESS:

A. Minutes of the Previous Meeting – Regular Meeting Minutes 7/7/15:

Upon a motion by Dwayne Xenelis, seconded by Mike Engels, it was:

VOTED: Unanimously to approve the minutes of the July 7, 2015 Regular Meeting, as amended.

D. Staff Report:

Distributed and discussed.

PUBLIC HEARING: 7:15

7 Pequot Park Road, Assessor's Map #130, Lot #23 – Construction of 3 commercial buildings, road, utilities and piping of one intermittent watercourse with the filling of 0.05 acre of wetlands:

Engineer Michael Harkin was present, as well as Applicants David and Joe Milano of Milano Development Corp and Soil Scientist Jeff Shamus. Mr. Harkin stated that they are requesting that the Public Hearing be continued until the September Meeting in order to address comments received from the Town Engineer. Site Plans dated 12/1/14, revised to 4/1/15 were submitted. It was stated that this parcel is 8.04 acres and is a disturbed site. There are multiple wetland pockets on the property, as well as a vernal pool. They are proposing 3 buildings on the property, 2 along the road frontage and 1 on the back of the property. There will be 2 detention basins and there will be 0% increase of any run-off from the site. The application meets all Planning and Zoning requirements. They have worked with the Health Department for everything necessary and the applicant feels that this proposal is the most feasible and prudent design to limit wetland disturbance. A memo dated 7/30/15 was received from Woodard & Curran which states that they are looking for further information. The applicant will be providing this information, but they need time, this is why they are requesting the Public Hearing to be continued. The parcel is 60% exposed ledge rock. They have done 10 to 20 perk tests in all fresh areas, not disturbed areas.

At this time, Chairman Stein opened the floor to the public to speak for or against the application or to ask questions. There was no one from the public who wished to speak.

Chairman Stein asked if any hazardous materials would be stored in the buildings. There is nothing of that nature proposed at this time. All uses have to be approved by the Zoning Commission and the Planning Commission. Dave Milano stated that they rent their buildings to small business owners and they actively manage their buildings.

Soil Scientist Jeff Shamas gave the Commission his professional background. He stated that the proposed plan is the least invasive and the most protective of the vernal pool. Most habitats will not be disturbed. IWW Enforcement Officer Heidi Wallace asked if there will be plantings in the storm water detention basins. Mr. Shamus stated yes and that a Planting Plan has been submitted. All plants are eco-friendly. Chairman Stein asked if downstream was looked at because the run-off from this property ends up in the wildlife refuge. It was stated that the only concern would be during construction and they have plenty of sedimentation and erosion control measures proposed. He himself will be monitoring the situation before, during and after construction. They will also keep the phragmites under control.

It was stated that most of the comments made by Woodard & Curran will cause minor changes in the plans and that there are no large concerns. They will address each comment made though. Ms. Wallace asked if any of the blasting that needs to be done will affect the vernal pool. It was stated that it depends on how deep the blasting goes. The Soil Scientist will have close communications with Ms. Wallace.

The applicant submitted a letter of support from Herbert T. Clark III, dated 6/26/15.

Commission Engineer Jeff Stearns went over why he requested what he did from the applicant. His biggest concerns at this time are that a lot of untreated run-off from paved areas will flow toward the wetlands and there is concern about off-site flooding. They need filtration to treat water quality. He doesn't feel that they have enough proposed hay bales and the water volumes have not been provided. He will need pre and post peak rate information. Chairman Stein also requested that any wetlands within 100' must be show on the plans.

The applicant requested that the Public Hearing be continued.

Upon a motion by Mary Labbadia, seconded by Bruce Chappell, it was:

VOTED: Unanimously to continue the Public Hearing for 7 Pequot Road to September 1, 2015.

4. NEW BUSINESS:

1. 15 Lynne Road, Assessor's Map #115, Lot #015 application for the removal of an existing concrete platform in a watercourse, and replacement with a new wooden deck built on piles:

Engineer Fern Temblay was present representing the applicant. Plans dated 6/26/15 were submitted. At this time, there is an existing home and barn on the property and it is mostly lawn. The existing concrete platform that they want to replace is breaking apart and the foundation is no longer stable. The original plan to renovate the concrete platform is not feasible. They will need to remove it and place rock underneath down to the original slope and re-grade the slope. All material will be stockpiled on site. All machinery will remain up-slope. They will then place a wooden deck on piles. They are proposing stacked hay bales in the river. If they are unable to get the piles deep enough, they will go with Alternate "A" which is on the plans. All work is within the existing footprint, but they are adding a railing.

Upon a motion by Ralph DePonte, seconded by Samantha Marone, it was:

VOTED: Unanimously to accept the application for 15 Lynne Road.

2. 134 Old Kelsey Point, Assessor's Map #193, Lot #23 application for a garage, infiltrators and grading in the upland review area:

Engineer Bob Doane, who is representing the applicant, could not be here tonight. He is asking that the Commission set up a site walk to view the property. IWW Enforcement Officer stated that this is a very touchy area. Ms. Wallace will contact Mr. Doane with 2 suggested dates and times for a site walk and will notify all members. (Possible dates: 8/18/15 at 5:00 p.m. or 8/19/15 at 5:00 p.m.).

Upon a motion by Mary Labaddia, seconded by Bruce Chappell, it was:

VOTED: Unanimously to accept the application for 134 Old Kelsey Point.

5. REGULAR BUSINESS

B. Chairman's Comments: None.

C. Correspondence: None.

E. Commission Member Reports: None.

F. Bills:

Upon a motion by Bruce Chappell, seconded by Samantha Marone, it was:

VOTED: Unanimously to approve payment of the following bills:

Katie Kelemen: \$48.80 and \$48.80 for Secretarial duties

Special Accounts: None.

G. Adjournment

Upon a motion by Samantha Marone, seconded by Dwayne Xenelis, it was:

VOTED: Unanimously to adjourn at 8:22 p.m.

Respectfully submitted:

Kathleen H. Kelemen, Secretary