

**MADISON INLAND WETLANDS AGENCY  
REGULAR MEETING  
Monday, May 7, 2007  
Meeting Room A, Town Campus**

A regular meeting of the Madison Inland Wetlands Agency (IWA) was held on Monday, May 7, 2007 at 7:30 p.m. in Meeting Room A, Madison Town Campus. With Chairman Rodney Bascom presiding, the meeting was called to order at 7:30 p.m.

Present: Rodney Bascom, Thomas Paul, John Mathieu, David Newton, Lee Schumacher and Ken Munro. Glenn Falk joined the meeting in progress. Inland Wetlands Officer Robert Kuchta and Assistant Town Engineer Mike Ott were also present.

In order to expedite the agenda, applications and agenda items were addressed in order as best served the Agency.

**REGULAR MEETING**

**07-13: 8 Old Route 79.** Map 48, Lot 53. Owner/Applicant: CK Builder LLC. Regulated Activity Permit for demolition of existing structure and construction of new building; removal of existing septic system and installation of new septic system; deposit of materials with grading and other improvements, all within 100 ft. of wetlands. Receipt only.

James M. Pretti, P.E, Criscuolo Engineering, LLC

As representative for the applicant he explained that the site is the former police station property which consists of approx. 1 acre of land. Comments made by Agency members during the field walk have been addressed. Changes have been made in the grading of the parking lots, lowering them significantly and thus reducing the amount of fill required. He pointed out the location of the proposed new septic system. Travel time calculations have been included on the plans and nitrogen dilution figures were provided.

K. Munro – a neighbor was concerned about runoff. How is that being addressed?

James M. Pretti – a level spreader has been included. The neighbor was present at the field walk. He was also concerned about some screening to block headlight wash. Landscaping is being provided for that purpose.

Chairman Bascom – there was previously a sediment issue with the neighbor's pond. What is being done to address that problem?

James M. Pretti – He explained the flow pattern of the water through the wetland corridor that feeds the pond. There is currently no drainage control on the parking lot. He is proposing to collect the runoff with catch basins with hooded traps directing into an underground infiltration system with an overflow to a level spreader. The rear parking lot has the septic system under it so there are no catch basins but the runoff will be directed to a 2' wide swale.

Chairman Bascom – so the applicant is improving the site.

James M. Pretti – yes.

A motion was made by Dave Newton, seconded by John Mathieu, whereby the Madison Inland Wetlands Agency voted unanimously to approve application 07-13: 8 Old Route 79 as submitted. Glenn Falk was not voting as he was not present for the presentation.

### **APPROVAL OF BILLS**

A motion was made by Dave Newton, seconded by Thomas Paul, whereby the Madison Inland Wetlands Agency voted unanimously to approve payment of the bills totaling \$142.60.

The Agency adjourned for a break at 7:40p.m. and resumed at 7:45 p.m.

Mike Ott, Assistant Town Engineer – explained an existing emergency situation that the Agency needed to take action on. At the north end of Academy Street there is a storm sewer that runs along the road. The storm sewer connects a very large wetland to the north to a smaller wetland to the south. A leak in the pipe under the pavement was squirting up over the road. When it was dug out for repair it became bigger, flooding the area and eroding the road. The town was forced to act before a permit could be obtained. They built a coffer dam which required filling of some wetlands in order to prevent drainage of that large wetland. The plan is to run a new storm sewer and abandon the old one. He presented the details for construction.

As time is of the essence a motion was made by Ken Munro, seconded by Dave Newton, whereby the Madison Inland Wetlands Agency voted unanimously to approve the project presented by Mike Ott for North Academy Street which would correct water damage to the road and preserve the wetland to the north.

### **APPROVAL OF MINUTES**

A motion was made by Ken Munro, seconded by Thomas Paul, whereby the Madison Inland Wetlands Agency voted unanimously to approve the minutes of the April 9, 2007 meeting as submitted.

A motion was made by Ken Munro, seconded by Thomas Paul, whereby the Madison Inland Wetlands Agency voted unanimously to approve the minutes of the April 24, 2007 site walk as submitted.

### **PUBLIC HEARING**

A motion was made by Dave Newton, seconded by Thomas Paul, whereby the Madison Inland Wetlands Agency voted unanimously to open the public hearing for 07-05: 63C Signal Hill Road at 8:00 p.m.

**07-05: 63C SIGNAL HILL ROAD.** Map 30, Lot 11. Owners/Applicants: Paul K. & Pamela D. Gallagher. Amendment to Inland Wetlands and Watercourses Map of the Town of Madison.

Eric Anderson, Anderson Engineering and Surveying Associates, Guilford, CT

As representative for applicant he explained the wetlands were delineated by Rich Snarski and his report is in the file.

Chairman Bascom – Is the area between the current Town map wetland line and Snarski's wetlands line lawn?

Eric Anderson, Anderson Engineering and Surveying Associates, Guilford, CT

It appears as though the area was lawn years ago but it has not been maintained.

Chairman Bascom – read the field report into the record.

Chairman Bascom – asked for public comment. There was none.

A motion was made by Dave Newton, seconded by Ken Munro, whereby the Madison Inland Wetlands Agency voted unanimously to close the public hearing for application 07-05: 63C Signal Hill Road at 8:06 p.m..

A motion was made by John Mathieu, seconded by Dave Newton, whereby the Madison Inland Wetlands Agency voted unanimously to approve application 07-05: 63C Signal Hill Road as submitted.

A motion was made by Dave Newton, seconded by Lee Schumacher, whereby the Madison Inland Wetlands Agency voted unanimously to open the public hearing for application 07-06: 1 Bishop Lane at 8:07 p.m.

**07-06: 1 BISHOP LANE.** Map 50, Lot 17. Owner: Joseph E. Sarr, Trustee; Applicant: Shoreline Warehousing, LLC. Amendment to Inland Wetlands and Watercourses Map of the Town of Madison.

Anthony Hendriks, Hendriks Associates, LLC, Old Lyme, CT

As representative for the applicant he pointed out the existing wetlands line and the proposed line as delineated by Don Fortunato, Soil and Environmental Services. He provided an updated report for the record which reflected all wetland flags for the property.

Chairman Bascom – read the field inspection report into the record.

Chairman Bascom – asked for comments from the public. There were none

IWO Kuchta – pointed out an isolated area that was not wetland.

A motion was made by John Mathieu, seconded by Ken Munro, whereby the Madison Inland Wetlands Agency voted unanimously to close the public hearing for application 07-06: 1 Bishop Lane at 8:13 p.m.

A motion was made by John Mathieu, seconded by Dave Newton, whereby the Madison Inland Wetlands Agency voted unanimously to approve application 07-06: 1 Bishop Lane as submitted.

A motion was made by Dave Newton, seconded by Ken Munro, whereby the Madison Inland Wetlands Agency voted unanimously to open the public hearing for application 07-14: 4 Boston Post Road.

**07-14: 4 Boston Post Road.** Map 44, Lot 57. Owner: Yarde Realty; Applicant: Michael Barnes. Amendment to Inland Wetlands and Watercourses Map of the Town of Madison.

Robert Grabarek, Osprey Environmental

As representative for the applicant he explained that the wetlands were delineated by Elizabeth Young and she has indicated in her report that there are no inland wetlands on the property only tidal wetlands. The previous demarcation of the property did show some inland wetlands but the soil scientist who did the original delineation is deceased and is thus unavailable for comment. Because there is a difference between the two, an amendment is required. The Agency must decide if this is within their jurisdiction or not.

Michael Barnes, applicant

He is unsure of what will be done with the property.

Chairman Bascom – approval of the application will mean that the Agency has no jurisdiction over what happens on this property in the future.

IWO Kuchta – the area has been significantly filled in the past as is evidenced by the type of soil. There is probably tidal wetland muck approx. 3- 3 ½' under the surface. He suggested a possible reason the former soil scientist might have marked inland wetlands on the map. The adjoining property's wetlands were also discussed.

D. Newton – asked IWO Kuchta if he thought there were inland wetlands on the property.

IWO Kuchta – no.

Chairman Bascom – read the field inspection report into the record.

Chairman Bascom – asked for comments from the public. There were none.

A motion was made by Ken Munro, seconded by Lee Schumacher, whereby the Madison Inland Wetlands Agency voted unanimously to close the public hearing for application 07-14: 4 Boston Post Road at 8:26 p.m.

A motion was made by Thomas Paul, seconded by Lee Schumacher, whereby the Madison Inland Wetlands Agency voted unanimously to approve application 07-14: 4 Boston Post Road, accepting the determination that there are no inland wetlands on the property, all wetlands are tidal.

## **REGULAR MEETING**

**07-07: 1 BISHOP LANE.** Map 50, Lot 17. Owner: Joseph E. Sarr, Trustee; Applicant: Shoreline Warehousing, LLC. Regulated Activity Permit for construction of building, and parking and driveway area within 100 ft. of wetlands.

Anthony Hendriks, Hendriks Associates, LLC, Old Lyme, CT

As representative for the applicant he gave the background of the application explaining that there was approval from both Inland Wetlands and Planning and Zoning to build an

addition on this site. A leach field was installed as well as the foundation and footings for the addition. The property was then sold to Mr. Van deBovenkamp who wishes to finish what was originally approved and use the structure for distribution warehousing. They are proposing to direct all roof runoff through storm leaders to storm velocity dissipaters, plunge pools, and then allowing the water to sheet flow to the wetlands where it would have gone originally. An extension of the existing parking lot will be curbed to direct runoff to the south side and into a grassed swale.

T. Paul – will the elevation change?

Anthony Hendriks – very slightly in order to direct the flow of the runoff.

T. Paul – will there be an oil trap of any kind?

Anthony Hendriks – they did look at more formal structures, possibly a catch basin with a sump but then the water would have to go into some other type of structure which they have tried to avoid. DEP recommends the use of swales as much as possible. This is a very small area.

K. Munro – what is the dimension of the addition?

Anthony Hendriks – 100' x 150'

K. Munro – is the proposed use similar to what was originally intended?

Mr. Van deBovenkamp, applicant – yes but with fewer employees and less cars.

Chairman Bascom – Nitrogen dilution and travel times need to be provided. He asked for clarification as to what is proposed and what already exists. He asked that the applicant show, with templates, that trucks will be able to turn around on the proposed amount of pavement. Will construction of the addition be done from the existing parking lot?

Anthony Hendriks – Yes, there is no reason to go any farther.

Chairman Bascom – asked Mike Ott for comments.

Mike Ott, Assistant Town Engineer – suggested that because the distance between the building and the wetlands is so short and the soils on this property are sand and gravel, runoff from roof leaders could be infiltrated directly into the ground instead of allowing it to sheet flow towards the wetlands.

Anthony Hendriks – explained the reasoning behind the design they are proposing. Their intent was to imitate the existing drainage on the property and they felt infiltration would interfere with that.

Mike Ott, Assistant Town Engineer – reasoned that the water would still drain toward the wetlands under ground. The rain water currently infiltrates into the grass but that grass will become roof and with roof leaders will be concentrated runoff. Directing it into infiltrators adjacent to the building will mimic what is occurring currently. This will provide a water quality function as well as recharging the water back into the ground and will also help with a problem downstream. Additionally, he suggested a stone filled trench be put under the swale which will also help with infiltration.

Anthony Hendriks, Hendriks Associates, LLC, Old Lyme, CT

Agreed with Mike Ott and will address his suggestions.

Chairman Bascom – for the next meeting he would like to see the turning area in the parking lot demonstrated. He recommended the applicant meet with Mike Ott to work out details of the runoff infiltration. There will be a site walk by the Agency prior to the next meeting.

**DISCUSSION: DEP Inland Wetlands and Watercourses Model Municipal Regulations – Fourth Edition, May 1, 2006.**

IWO Kuchta – emailed copies with changes to the Agency members. Changes were discussed.

**SECTION 13 APPROVALS:**

There were none.

**LITIGATION:** Executive Session as Required

**REMARKS – INLAND WETLANDS CHAIRMAN  
– INLAND WETLANDS OFFICER**

A motion was made by Ken Munro, seconded by Thomas Paul, whereby the Madison Inland Wetlands Agency voted unanimously to adjourn at 9:55p.m.

The next IWA meeting will be on Monday, June 4, 2007.

Respectfully submitted,

J. Donnette Stahnke  
Recording Secretary, Inland Wetlands Agency