

**MADISON INLAND WETLANDS AGENCY
REGULAR MEETING
Monday, July 7, 2008
Meeting Room A, Town Campus**

A regular meeting of the Madison Inland Wetlands Agency (IWA) was held on Monday, July 7, 2008 at 7:30 p.m. in Meeting Room A, Madison Town Campus. With Chairman Thomas Paul presiding, the meeting was called to order at 7:35 p.m.

Present: Thomas Paul, David Newton, John Mathieu, Barbara Yaeger, Rodney Bascom and Alternates: Bill Freeman, Robert Speziale (joined the meeting in progress) and Ted Aub. Inland Wetlands Officer Robert Kuchta and Assistant Director of Public Works and Town Engineer Mike Ott were also present. Lee Schumacher and Glenn Falk were absent.

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

08-24: 175 COPSE ROAD. Owner/Applicant: Debolina, LLC. Regulated Activity Permit for construction of a driveway, parking lot, water quality basin and stormwater discharge within 100 ft of a wetlands. **Receipt only.**

Tom Stevens, Stevens and Associates, Madison, CT

As representative for the applicant he explained that the property is the Grove School which sits on a 78-acre parcel, 54 of which are wetlands. The regulated activity includes reconstruction of the parking lot and regrading of the driveway. The existing gymnasium is proposed to be demolished and be replaced with an academic building. Existing parking, which is currently some pavement and some gravel, with sheet-flow into the wetland is proposed to be replaced with paved parking and a formal drainage system. The drainage system will discharge into a water-quality basin then through a 6" pipe into the wetlands. When soil testing was done, it was discovered that portions of the septic system for the upper part of the school were probably 15-20' from the wetland boundary. Town Sanitarian, John Bowers is requiring the system to be relocated and connected into the new proposed system. This connection portion is within the 100' review area.

D. Newton – will the old system be removed?

Tom Stevens – it will cause less impact if it is just abandoned.

D. Newton – questioned the yellow portion at the north corner of the map.

Tom Stevens – it is an existing small gravel parking area that is proposed to be increased to approx. three times its current size with drainage back into the road system out onto to Copse Road and then down onto the campus. It will not be discharging toward the wetlands.

Chairman Thomas Paul – does the large parking area on the south side currently exist?

Tom Stevens – a portion of it. He pointed out the various existing surfaces that all sheet-flow toward the wetlands. The proposal is to direct what would have been sheet-flow, into a storm drainage system and then, into a basin. A planting plan has been provided by Rich Snarski. Approx. 2 acres will be draining into the drainage system. The parking lot will not be curbed except portions along the northern edge. It will all be pitched to drain into the basin.

Chairman Thomas Paul – Is that a detention or retention basin?

Tom Stevens – Some of each. Rich Snarski has recommended excavating to one foot below the existing water level to create a wetland .03 of an acre. It will be allowed to flood 1' in a storm and then will flow through an outlet so it will drain back down over the next day or so. It will retain the first foot. It is a small shed area so it was designed for a 100-year event. The initial sizing of the basin is to take the first inch of rainfall and retain it.

B. Freeman – asked for details on the weir that is proposed.

Tom Stevens – it is a flat-topped catch basin with a 6" inlet and a 6" outlet. It has a grade set at elevation 18 which is ½' higher than the emergency spillway.

Chairman Thomas Paul – the reserve system is pretty close to the wetlands isn't it?

Tom Stevens – 50' at the nearest point. They are not intending to build it at this point. It is only shown to demonstrate that there is viable area for it. If there are future buildings in that area, they would require IWA approval. The buildings will be on public water.

Chairman Thomas Paul – asked Mike Ott if he had reviewed this application.

Mike Ott – he has not; this is just for receipt.

D. Newton – The application is complete?

IWO Kuchta – yes.

R. Bascom – what is the net increase in parking spaces?

Tom Stevens – 2.

B. Yaeger – so this is really just an upgrade of the existing?

Tom Stevens – there are many parking spaces throughout the campus. The intent of the application is to take the parking and remove it from the center part of the campus to keep the traffic out of there.

R. Bascom – so they are being removed from throughout the campus and being placed near the wetlands.

Tom Stevens – there are only 4 or 5, not 10 or 15.

R. Bascom – why not leave it gravel?

Tom Stevens – Gravel allows it to sheet-flow toward the wetlands. It could all be gravel and pitched toward the wetlands with no storm drainage system.

R. Bascom – so you feel it is an advantage to pave it and have it closer to the wetlands.

Tom Stevens – most of it is further away. There is more of it but for the most part it is being moved further away.

B. Yaeger – asked if the soil filled pavers had been considered, the ones that allow grass to grow but still have the structural integrity and firmness of paving.

Tom Stevens – they are not out of the question but have not been considered.

A motion was made by Dave Newton, seconded by Rodney Bascom, whereby the Madison Inland Wetlands Agency voted unanimously to receive application 08-24: 175 Copse Road, schedule it on the agenda for the next regularly scheduled IWA meeting with a site walk to be held by the Agency.

08-19: 8 WEST WHARF ROAD. Owner/Applicant: Madison Country Club, Inc.
Amendment to Inland Wetlands and Watercourses Map of the Town of Madison. **Receipt only**

Barbara Yaeger recused herself from applications 08-19, 8-20 and 08-21 to avoid any conflict of interest.

Jonathan Bodwell, Anderson Engineering and Surveying Associates, Guilford, CT
As representative for the applicant he explained that this is the last portion of the Golf Course to be flagged for inland wetlands. Rich Snarski delineated the wetlands.

A motion was made by John Mathieu, seconded by Bill Freeman, whereby the Madison Inland Wetlands Agency voted to accept application 08-19: 8 West Wharf Road, include it on the agenda for a public hearing at the next regularly scheduled IWA meeting

08-20: 8 WEST WHARF ROAD. Owner/Applicant: Madison Country Club, Inc.
Regulated Activity Permit to fill wetlands and install piping for fairway. **Receipt only.**

Jonathan Bodwell, Anderson Engineering and Surveying Associates, Guilford, CT
He pointed out the area that is proposed to be filled and the location of the trees to be cut.

08-21: 8 WEST WHARF ROAD. Owner/Applicant: Madison Country Club, Inc.
Regulated Activity Permit to remove trees, relocate cart path, create meadow area, remove existing green, relocate and add tees, add plantings, all within 100 ft. of a wetland, and remove phragmites in wetlands. **Receipt only.**

Jonathan Bodwell, Anderson Engineering and Surveying Associates, Guilford, CT
Some of this application would serve as mitigation for the filling of the wetlands in application 08-20. They are proposing to take the existing green and move it, eliminating the cart-path between the small wetland and the main one. A planting plan has been provided by Rich Snarski. Phragmites would be removed from within the wetlands. Three new tees are proposed; one tee and a portion of another are within the 100' review area.

D. Newton – how large are the trees that are proposed to be cut?

Jonathan Bodwell – some are fairly large; one is a 30" Maple. Rich Snarski will be present to answer questions pertaining to the mitigation and proposed planting plan.

R. Bascom – questioned why the regulated activities were presented on separate applications?

Jonathan Bodwell – they are separate activities.

IWO Kuchta – they were planning on doing the activities at different times.

R. Bascom – what if they follow through on application 08-20 and then don't follow up with the mitigation of 08-21.

Jonathan Bodwell – one could be made a condition of the other.

A motion was made by Rodney Bascom, seconded by Robert Speziale, whereby the Madison Inland Wetlands Agency voted to accept applications 08-20 and 08-21: 8 West Wharf Road and schedule them on the next regularly scheduled IWA agenda with a site walk to be held by the agency.

Discussion – John Mathieu noted this should be deemed a significant activity as it requires filling of the wetlands.

The motion was amended by Rodney Bascom, seconded by David Newton, whereby the Madison Inland Wetlands voted to accept applications 08-20 and 08-21: 8 West Wharf Road,

include them on the agenda for the next regularly scheduled IWA meeting as public hearings for a significant activity with a site walk to be held by the Agency.

PUBLIC HEARING

08-07: 297 BOSTON POST ROAD. Map 36, Lot 15. Owner/Applicant: Shoreline Unitarian Universalist Society. Regulated Activity Permit for expanded parking and stormwater management within 100 ft. of a wetland. **Withdrawn**

08-12: 86 BEACH AVENUE. Map 13, Lot 80. Owner: Dorothy S. Caune; Applicant: Robert J. Zurlo. Amendment to Inland Wetlands and Watercourses Map of the Town of Madison.

Tom Stevens, Stevens and Associates, Madison, CT

As representative for the applicant he pointed out the location of the wetlands on the map which were delineated by Richard Snarski. The soils report is part of the file.

Chairman Thomas Paul – read IWO Kuchta’s field report into the record. He asked IWO Kuchta for comments.

IWO Kuchta – The western line runs along the building. It appears that when the cottage was built in the 20’s, wetland soils were excavated. It was filled with better draining soils. Richard Snarski confirmed there are no wetland soils under the cottage.

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

A motion was made by John Mathieu, seconded by David Newton, whereby the Madison Inland Wetlands Agency voted unanimously to close the public hearing for application 08-12: 86 Beach Ave.

A motion was made by David Newton, seconded by Rodney Bascom, whereby the Madison Inland Wetlands Agency voted unanimously to approve application 08-12: 86 Beach Ave. as submitted.

08-14: 856 BOSTON POST ROAD. Map 39, Lot 8. Owner/Applicant: Faith Whitehead. Amendment to Inland Wetlands and Watercourses Map of the Town of Madison.

Tom Stevens, Stevens and Associates, Madison, CT

As representative of the applicant he pointed out the wetlands on the map which were delineated by Richard Snarski. The soils report is part of the file. The existing Town map does not show wetlands on this property. The only wetlands found are at the southwest corner of the parcel.

B. Yaeger – is that an isolated pocket of wetland or is it a part of a larger wetland?

Tom Stevens – Did not delineate wetlands on abutting properties.

IWO Kuchta – Feels it is an isolated pocket. It is very close to bedrock and appears to be a reservoir for groundwater from the ledge.

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

IWO Kuchta – read his field walk report into the record.

A motion was made by Rodney Bascom, seconded by John Mathieu, whereby the Madison Inland Wetlands Agency voted unanimously to close the public hearing for application 08-14: 856 Boston Post Road.

A motion was made by Rodney Bascom, seconded by David Newton, whereby the Madison Inland Wetlands Agency voted unanimously to approve application 08-14: 856 Boston Post Road as submitted.

A motion was made by Rodney Bascom, seconded by John Mathieu, whereby the Madison Inland Wetlands Agency voted unanimously to open the public hearing for application 08-16: 49 Madison Ave.

08-16: 49 MADISON AVENUE. Map 27, Lot 63. Owners/Applicants: Greg & Limor Makoul. Amendment to Inland Wetlands and Watercourses Map of the Town of Madison.

Jonathan Bodwell, Anderson Engineering & Surveying Associates

As representative for the applicant he pointed out the wetlands on the map which were delineated by Richard Snarski. Soils report is in the file. There is about 208' of wetland boundary line.

IWO Kuchta – read his field report into the record.

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

A motion was made by John Mathieu, seconded by David Newton, whereby the Madison Inland Wetlands Agency voted unanimously to close the public hearing for application 08-16: 49 Madison Ave.

A motion was made by David Newton, seconded by Rodney Bascom, whereby the Madison Inland Wetlands Agency voted unanimously to approve the public hearing for application 08-16: 49 Madison Ave. as submitted

A motion was made by Rodney Bascom, seconded by David Newton, whereby the Madison Inland Wetlands Agency voted unanimously to open the public hearing for application 08-18: Madison Inland Wetlands Agency.

08-18: Applicant: Madison Inland Wetlands Agency. Request to amend various sections of the town of Madison Inland Wetlands and Watercourses Regulations to bring them into conformity with State mandates.

IWO Kuchta – changes were posted to the website for public review and comment. Agency members have been provided the proposed updated regulations as well as neighboring towns, IWA Attorney Mike Zizka, the DEP and Regional Agencies.

Chairman Thomas Paul – asked for comments from the public.

Kealoha Freidenburg, Representative from the Conservation Commission – Asked that the Agency not vote on the changes at this meeting in order to allow time for the Conservation Commission to review and comment at their meeting which will be the next Monday.

A motion was made by Rodney Bascom, seconded by David Newton, whereby the Madison Inland Wetlands Agency voted unanimously to continue the public hearing for application 08-

18: Madison Inland Wetlands Agency to the next regularly scheduled meeting in order to allow time for the Conservation Commission to review and comment on the changes.

REGULAR MEETING (continued)

08-13: 86 BEACH AVENUE. Map 13, Lot 80. Owner: Dorothy S. Caune; Applicant: Robert J. Zurlo. Regulated Activity Permit for construction of driveway and replacement of sewage disposal system and grading within 100 ft. of a wetland.

Tom Stevens, Stevens and Associates, Madison, CT

As representative for the applicant he explained that they are proposing to winterize the house which requires a new septic system. The new driveway is proposed to be processed stone. The footprint will remain the same as they are only proposing to add a heating system. There appears to be a cesspool at the southeast corner of the house. Cesspools are typically 6' deep and extend to the groundwater table at the bottom. The proposed system will be 18" above the groundwater table and 26.8' at the nearest point to the wetlands. The grading for the system will be up to 10' from the wetlands. The location is currently lawn. The driveway is proposed to be processed stone with grading up to 3' from the wetland boundary.

D. Newton – where is the current driveway?

Robert Zurlo, applicant – they park on the lawn to the south of the house.

B. Yaeger – what is currently in that location?

Robert Zurlo – lawn.

Tom Stevens – disturbance relative to the driveway is 910SF and the disturbance relative to the septic area including the grading is 1,380SF. Silt fence will be around disturbed areas. Wetlands on the property is lawn.

B. Yaeger – Questioned drainage direction from the gravel driveway.

Tom Stevens – pointed it out on the map.

B. Yaeger – is there reason to consider a vegetated buffer to slow sheet-flow from the parking area?

D. Newton – how many cars?

Robert Zurlo – they are uncertain as to what they are actually going to do with the parking area. Went with the largest possible area in order to avoid having to come back for additional space. He does not anticipate they will need that much space. They currently park two cars.

D. Newton – how big is the space?

Tom Stevens – 20x30.

Robert Zurlo - can park either parallel or perpendicular to the road.

D. Newton – parking parallel would allow the area to be pulled back further from the wetlands.

Robert Zurlo – there is no parking allowed on the road. It is a single lane.

J. Mathieu – would like to see a revision of that parking area for exactly the size that is needed.

Robert Zurlo – they currently park at a 90degree angle. They could do a 20x20 parking area.

IWO Kuchta – is parking allowed on top of the Green-Leach system that is proposed?

Tom Stevens – yes.

D. Newton – why disturb more lawn area when parking can be over the septic system? Why not keep all of the disturbance in one spot? If this is possible from an engineering perspective then this would be a feasible and prudent alternative.

Tom Stevens – yes it would be.

R. Bascom – what side of the house do you enter?

Robert Zurlo – there are entrances on both the north and south sides.

D. Newton – why is the parking proposed for the north side?

Tom Stevens – that was where he was asked to put it.

D. Newton – it would be further away from the wetlands on the south.

Robert Zurlo – wanted to stop parking on the south side in order to open up the view in that direction. If they agree to park to the south of the house and then they decide they still want it on the north, can they come back and request it be changed?

R. Bascom – if it becomes a problem to park on the south side, another application can be submitted to move it to the north.

Tom Stevens – clarified that parking would be over the proposed septic tank, not to extend beyond the select fill shown on the plan, two spaces 10' wide each. Property to the north will remain undisturbed.

A motion was made by Rodney Bascom, seconded by David Newton, whereby the Madison Inland Wetlands Agency voted unanimously to approve application 08-13: 86 Beach Ave. with both the septic system and the parking(over the septic system) to be to the south of the house, no parking to the north.

08-15: 856 BOSTON POST ROAD. Map 39, Lot 8. Owner/Applicant: Faith Whitehead. Subdivision Referral.

Tom Stevens, Stevens and Associates, Madison, CT

As representative for the applicant he explained that this is a resubdivision referral only. They are proposing a front lot, which is the existing house, and a rear lot which has an existing garage and an existing tennis court. They are proposing there may be a house built where the tennis court currently exists. There is a small wetland pocket in the corner of the lot that is 30 plus feet to the proposed house. There is public water on the property. The location of the possible home was chosen because of the privacy it would provide. Virtually all disturbance at the rear lot would be in the location of the existing tennis court. Lawn and landscaping would replace the tennis court.

Chairman Thomas Paul – distance between the proposed house and the wetlands?

Tom Stevens – 32' from the corner of the deck.

J. Mathieu – Once a house is proposed, the application will have to come back before the IWA.

D. Newton – report to Planning and Zoning would have to indicate that approval of this lot would cause a regulated activity.

Mike Ott – summarized that due to the site conditions, the layout of the proposed lots and the location of the wetland pocket, to develop a lot, there will be regulated activity that is within the IWA's jurisdiction. IWO Kuchta will forward a copy of the minutes to the Planning and Zoning Commission.

08-22: 803 DURHAM ROAD. Owner/Applicant: Meghan McMahon. Amendment to Inland Wetlands and Watercourses Map of the Town of Madison. **Receipt only.**

Jonathan Bodwell, Anderson Engineering and Surveying Associates, Guilford, CT

There are currently no wetlands shown on the Town map. The wetlands were delineated by Richard Snarski.

D. Newton – is the application complete?

Jonathan Bodwell – yes.

A motion was made by Rodney Bascom, seconded by David Newton, whereby the Madison Inland Wetlands Agency voted unanimously to accept application 08-22: 803 Durham Road and schedule it on the agenda for a public hearing at the next regularly scheduled IWA meeting.

SECTION 13 APPROVALS: None

APPROVAL OF BILLS

A motion was made by Rodney Bascom, seconded by David Newton, whereby the Madison Inland Wetlands Agency voted unanimously to approve payment of the bills as submitted.

APPROVAL OF MINUTES

A motion was made by Bill Freeman, seconded by John Mathieu, whereby the Madison Inlands Wetlands Agency voted unanimously to approve the minutes of the June 2, 2008 meeting as submitted.

LITIGATION: Executive Session as Required

REMARKS – INLAND WETLANDS CHAIRMAN

Chairman Thomas Paul – asked for an update on 702 Summer Hill Road
IWO Kuchta – Spoke with Lars Helgeson this morning and the trees have been planted with the exception of the Willows

– INLAND WETLANDS OFFICER

MJM has asked for a reduction of the bond on Lantern Hill Road following their First Annual Report. The Agency agreed the bond should stay in place for the length of time that was specified in the approval.

A motion was made by Rodney Bascom, seconded by David Newton, whereby the Madison Inland Wetlands Agency voted unanimously to adjourn at 9:15 p.m.

Respectfully submitted,
J. Donnette Stahnke
Recording Secretary, Inland Wetlands Agency