

**MADISON INLAND WETLANDS AGENCY
REGULAR MEETING
Monday, December 1, 2008
Meeting Room A, Town Campus**

A regular meeting of the Madison Inland Wetlands Agency (IWA) was held on Monday, December 1, 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, John Mathieu, Glenn Falk, Barbara Yaeger, David Newton, Lee Schumacher and Alternates: Bill Freeman and Ted Aub. Inland Wetlands Officer Robert Kuchta and Assistant Director of Public Works and Town Engineer Mike Ott were also present. Rodney Bascom and alternate Robert Speziale were absent.

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

PUBLIC HEARING

None

REGULAR MEETING

08-38: 72 JANNA'S WAY. Owners: Lisa M. & James J. Drum; Applicant: Lisa M. Drum. Regulated Activity Permit to construct accessory house, with driveway and septic system within 100 ft. of a wetland.

Eric Anderson, Anderson Engineering and Surveying Associates, 1054 Boston Post Road, Guilford

As representative of the applicant he explained that they are proposing to build an accessory apartment within the 100' upland review area, south of the existing house. Zoning regulations limit the size to 800 SF of floor area. They are proposing to use the same well with a new sanitary system as far away from the wetlands as possible. He pointed out the location of the silt fencing. Since the field walk with the IWA, they have added 24' of 24" gallery for the roof and driveway drainage in order to prevent it from flowing directly to the wetlands overland.

Chairman Thomas Paul – what is the closest distance from the proposed structure and the wetlands?

Eric Anderson – 27' from the rear of the garage.

Chairman Thomas Paul – How much of that 27' will remain in a natural state?

Eric Anderson – a little more than half.

B. Yaeger – is there any zoning reason that requires the accessory apartment to be so far from the other house?

Eric Anderson – the location of the well inhibits the location.

B. Yaeger – Could the apartment be build onto the existing house and still be away from the well?

Eric Anderson – there is not enough room.

Chairman Thomas Paul – what is the elevation from the proposed house to the wetlands? Is it fairly flat?

Eric Anderson – it is quite flat right up to the wetlands where it drops approx. 3-4'. It appears that years ago it was excavated for a pond but that has, over the years, gone back to being a wetland again.

B. Yaeger – You are still proposing that the driveway be paved because the galleries are there to mitigate any impact?

Eric Anderson – Yes, but the galleries will be installed regardless. The Agency can condition the approval with an unpaved driveway if they feel it is necessary but the galleries will catch the runoff from it.

D. Newton – questioned which trees would be removed and which would remain.

Eric Anderson – the driveway was located to avoid removing the large trees.

B. Yaeger – asked about wetland markers to clearly mark the wetland boundaries.

IWO Kuchta – there are markers in the office that can be mounted on trees or posts.

D. Newton – large rocks dug up from the septic system could be placed along the edge.

Eric Anderson – the soils in this area are mostly sand and gravel. He suggested a rail fence to serve as a marker and prevent mowing closer to the wetlands.

B. Yaeger – suggested planting some dwarf bushes along the edge as well.

A motion was made by Glenn Falk, seconded by Lee Schumacher, whereby the Madison Inland Wetlands Agency voted unanimously to approve application 08-38: 72 Janna's Way as submitted with the addition of appropriate demarcation of the wetlands and "no mow zone" in a manner to be approved by the Inland Wetlands Officer.

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. Public Hearing closed but awaiting comments from Town Attorney.

Comments were provided by Atty. Mike Zizka for the Agency's review.

A motion was made by Glenn Falk, seconded by Barbara Yaeger, whereby the Madison Inland Wetlands Agency voted unanimously to include application 08-18: Madison Inland Wetlands Agency Regulations Amendment, on the next regularly scheduled IWA meeting agenda as a public hearing to address changes recommended by Atty. Michael Zizka.

SECTION 13 APPROVALS:

08-39: Bradley Corners Road. Owner/Applicant: Town of Madison. Regulated Activity Permit for installation of storm drain in road right-of-way with 100 ft. of a wetland.

08-40: 68 Old Toll Road. Owners: Doug & Heidi Wuerth; Applicant: Matthew Fogarty. Regulated Activity Permit for construction of deck within 100' of a wetland.

APPROVAL OF BILLS

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

APPROVAL OF MINUTES

A motion was made by Glenn Falk, seconded by Barbara Yaeger, whereby the Madison Inlands Wetlands Agency voted unanimously to approve the minutes of the November 3, 2008 meeting as submitted.

LITIGATION: Executive Session as Required

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

A motion was made by Glenn Falk, seconded by Barbara Yaeger, whereby the Madison Inland Wetlands Agency voted unanimously to adjourn at 8: 15 P. M.

Respectfully submitted,

J. Donnette Stahnke
Recording Secretary, Inland Wetlands Agency