

**MADISON INLAND WETLANDS AGENCY**  
**REGULAR MEETING**  
**Monday, February 2, 2009**  
**Meeting Room A, Town Campus**

A regular meeting of the Madison Inland Wetlands Agency (IWA) was held on Monday, February 2, 2009 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, Barbara Yaeger, David Newton, Glenn Falk , Rodney Bascom, Lee Schumacher and Alternates: Bill Freeman, Ted Aub and Barry Nann. Inland Wetlands Officer Robert Kuchta and Town Engineer /Director of Public Works, Mike Ott was also present.

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

**PUBLIC HEARING**

IWO Kuchta – The applicant was present but because the certified mailings to abutting neighbors were not sent out the public hearing could not be opened.

The applicant did have comments as a result of the site walk held by the Agency. The Agency allowed those comments.

**08-43: BOSTON POST ROAD.** Map 44; lot 19. Owner: Tregger, LLC; Applicant: Gregg Fedus. Regulated Activity Permit for multi-family development with associated parking, utilities, accessways, and landscaping within 100 ft. of a wetlands.

Gregg Fedus, Fedus Engineering, 47 Water St., Mystic

As representative for the application and partner in Tregger, LLC he explained that as a result of comments on the walk and input from the Conservation Commission they determined they will not be proposing a crossing of the wetlands between the two parcels as part of their walking trail. The Conservation Commission was concerned about the discharge from the storm drainage system that is approx. 50' from the wetland. They requested that the discharge be pulled further back. Coincidentally, that is where the big stockpile of top soil is located. There is restoration planned for that area anyway so they will pull that discharge back further from the wetlands when the stockpile is removed. They may create a wetland/rain garden there to add to the filtering process before runoff can reach the wetland. Additionally, the Conservation Commission proposed a grass strip down the center. He is proposing pervious pavers, something that can be driven over.

Chairman Paul – he was not present for the walk. What buffer is proposed along the wetland?

Gregg Fedus – there will be some work in the area but it is mostly going to be restoration; they will only be removing invasive species that IWO Kuchta would like to see removed.

Native plants will then be planted. There will not be lawn right up to the wetland. He noted that the gazebo proposed on the draft plans has been moved.

John Cunningham, TEC, Madison

One of the units in the back has been removed from the plan and the gazebo will be moved to approx. that location.

Chairman Paul – asked Mike Ott if he had reviewed this? Would the runoff and septic from this proposal impact what could be done on the adjacent property?

Mike Ott – He did look at the plans briefly. With regards to waste water, the applicant has to meet the requirements of the State public health code. It is assumed under the public health code that the build out of this property will not affect the abutting property and it's potential.

D. Newton – advised the applicant to have the gazebo shown in its proposed location for the public hearing.

R. Bascom – The Conservation Commission has recommended the driveway be narrowed to 18'.

Atty. Tom Cronan, Crosby & Cronan, Madison

For the applicant he explained that this is an Inland Wetland and Planning and Zoning issue. If the IWA endorsed this condition, the Planning and Zoning Commission would mostly likely do likewise.

R. Bascom – does not necessarily agree with narrowing the road that much because of the need for maneuverability for emergency vehicles. The applicant might go narrower than the proposed 24' but 18' is probably too narrow.

Kealoha Freidenburg, Representative from the Conservation Commission – There might be pervious pavers on the edges that could be driven on if needed.

Atty. Tom Cronan – because of the delay in the public hearing, they may have time to meet with the Conservation Commission again before the public hearing opens in order to work out the details.

R. Bascom – asked that Mike Ott be included in the changes.

## **REGULAR MEETING**

**08-42: 1 KIMBERLY LANE.** Owners: Dave & Felicia Coletti; Applicant: TEC Landscape Design. Regulated Activity Permit to construct concrete retaining wall and landscaping associated with driveway improvements within 100 ft. of a wetland.

B. Yaeger – thought the screened porch was removed from this application.

John Cunningham, TEC, Madison

As representative for the applicant he explained that there had been two options for the screened porch, one within the 100' review area and one outside. They have decided to place it outside. He summarized his previous presentation and pointed out the flow of runoff on the property.

R. Bascom – asked Mike Ott if he had any comments on this application.

Mike Ott – He didn't walk the site but did study the plans. He recommended that during construction of the wall, the area may need to be dewatered during excavation and the water from that be discharged onto the lawn where it would be filtered.

John Cunningham – they would like to stockpile in the rear yard. He proposed to extend the hay bales. He noted also, that the project will probably not begin until the middle part of the summer when it is driest.

B. Yaeger – What will the driveway loop be surfaced with?

John Cunningham – asphalt.

**A motion was made by Rodney Bascom, seconded by David Newton, whereby the Madison Inland Wetlands Agency voted unanimously to approve application 08-42: 1 Kimberly Lane with the stipulation that the minor revisions recommended during the discussion be included. i.e. dewatering during excavation, stockpiling in the rear yard and extension of the silt fence.**

**Proposed Senior Center** – Preliminary discussion

Mike Ott – introduced Tom McDonald from East Wharf Architects, architects for the proposed Senior Center. It is proposed to be built on Bradley Road where the Grange Hall and the current ambulance facility are. The project has to go to Referendum and this is just a concept drawing. The First Selectman asked that they come before the IWA first.

Tom McDonald – they are proposing a two-story building approximately 10,500 SF. The building will be as close to the road as possible to try to get it to line up with residences along the street in that area. The plan is to build the Senior Center first with the current ambulance facility still operational. Once the Senior Center is relocated to the new facility, construction could then begin on the new ambulance center which will be located where the Depot currently is. When the new ambulance facility is built the existing one will be removed. The American Legion building is proposed to remain. He explained the parking and flow of traffic through the lot. They are proposing rain gardens to help infiltrate runoff on the site.

Mike Ott – a low retaining wall may be needed.

Tom McDonald – one of the items being requested for the Center is a covered drop off area accessible by their buses.

R. Bascom – we should visit the site. It was agreed that they would do so individually.

**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 was closed and awaiting comments from Town Attorney. A new public hearing was advertised subsequent to proposed additional changes.

Discussion for the public hearing for 08-18: Applicant: Madison Inland Wetlands Agency. was continued from the previous meeting to allow time for IWO Kuchta to incorporate the changes into the Madison Inland Wetlands and Watercourses Regulations.

Comments from Atty. Zizka were received and editing has been done. A final draft will be provided to the Agency before the next meeting.

**The Highlands** – Discussion from January 8, 2009 meeting

IWO Kuchta – spoke with Bob Dowler and advised him to cease activity on the site. He agreed. Madison Earth Care has been doing the clearing. IWO Kuchta spoke with them and they have ceased clearing. He informed Mr. Dowler that they will need a plan to go with this activity and he was told they would have one for the Agency with a few weeks.

R. Bascom – why did he do this?

IWO Kuchta – He is planning to plant a vineyard.

B. Yaeger – he is calling it agriculture.

IWO Kuchta – Mr. Dowler should be here to answer the Agency's question. He may be back in time for the March meeting. Madison Earth Care will address any erosion problems should they occur. This is third growth sized trees, maybe 4-5" size. Approximately 50% of the cutting is in wetlands.

### **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**

Regular meeting of January 5, 2009

Tabled to the March 2, 2009 meeting.

**REMARKS – INLAND WETLANDS CHAIRMAN - None**  
**– INLAND WETLANDS OFFICER**  
CT Land Use law seminar brochures were distributed.

**LITIGATION:** Executive Session as Required

**A motion was made by David Newton, seconded by Rodney Bascom, whereby the Madison Inland Wetlands Agency voted unanimously to adjourn at 8:25 P. M.**

Respectfully submitted,

J. Donnette Stahnke,  
Recording Secretary, Inland Wetlands Agency