

SUBJECT TO APPROVAL

**MADISON INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
MAY 6, 2019
7:00 P.M.-MEETING ROOM A-MADISON TOWN CAMPUS**

A Regular Meeting of the Madison Inland Wetlands Agency was held on Monday May 6, 2019 at 7:00 p.m. in Meeting Room A, Madison Town Campus, with Tom Paul opening the meeting.

MEMBERS PRESENT: Joseph Burdow, John Mathieu, Dave Newton, Tom Paul, Kealoha Freidenburg.

MEMBERS ABSENT: Lee Schumacher, Glenn Falk, Robert Zdon.

OTHERS PRESENT: John DeLaura (Zoning Enforcement/Inland Wetlands Officer), Dave Anderson (Director of Land Use & Economic Development), Richard Gentile, Thomas Stevens (Engineer and Land Surveyor), Channing C. Harris (Landscape Architect), John Cunningham (TEC Landscaping), John Lasage (on the voting committee), Mark Young (Waldo & Associates LLC)

Tom Paul called the Regular Meeting of the Madison Inland Wetlands Agency to order at 7:05 p.m. Agenda items were discussed in the order in which they appear below.

PUBLIC HEARING (scheduled for 8:00 p.m.):

None

REGULAR MEETING AGENDA ITEMS:

18-26. 196 Durham Road. Map 58, Lot 14. Owner/Applicant: Temple Beth Tikvah. Regulated Activity Permit for construction of a parking area within the 100 ft. wetland review area.

Thomas Stevens spoke on behalf of Temple Beth Tivah. The temple is on the east side of Route 79. It is 6 properties north of Hunter's Trail. The original property is approximately four acres. The temple has recently purchased the property to the north west which is approximately one acre. Of the four acre original parcel, one acre is wetlands. The wetlands were delineated by Rob Russo who is a certified soil scientist. He flagged the boundaries on February 27 and Thomas Steven's company mapped the boundaries on the south east side of the property.

The proposal is to expand the existing parking lot on the north east of the Temple property. The increase would be 14 spaces two ranks deep for a total of 28 spaces. The surface that is shown on the plan is calling for four inches of one inch stone on an 8 inch rolled granulate sub base. The intend is that it be totally permeable and not generate any run off. The existing run off patterns of this northern portion of the site goes to the existing catch basin of the corner of the parking lot. The entire parking lot is paved but the new portion will not be. The run off patterns will not be affected and existing run off amounts will be slightly reduced. The nearest corner of the parking lot is 36ft to the wetland boundary with a total disturbance of about 6800 square feet.

Channing Harris spoke about the planting plan from the original plan that was submitted. There are some new plantings being added to the plan like native spruce and red cedar. The shrubs that will be planted will be eye level. He explained how the trees and shrubs will grow in the future and also explained the type of sun exposure they will get.

John Mathieu motioned to approve the application and Joseph Burdow seconded. All four agency members present were in favor. Dave Newton did not vote because he was not at the last meeting.

18-27. 41 Cottage Road. Hammonasset Apartments. Map 31, Lot 6. Owner: Allied Properties, Inc.; Applicant: Richard A. Gentile. Regulated Activity Permit for construction of two multi-family residential apartment buildings and associated driveway, parking, sidewalk, utilities, wastewater system, stormwater management, lighting, fencing and landscaping within the 100 ft. wetland review area.

John Cunningham spoke about the project. He gave the agency a new packet for them to look over. The site plan did not change from the previous plan given. The septic location did change though. The septic system location is changing from being in front of building one to now being behind building one. The site plan and the landscape plan he said will not be changing.

There are two buildings on the site with parking in the front and rear of the buildings. The existing front building will be coming down and a new building will go in its place. There will be new trees planted. A planting bed will be added as well. There will be an outdoor seating area for both units and also two trash areas at the end of the parking lot. The idea is to be collecting all the rain water over the first 1" in an infiltrator which is located behind building two. There is an over flow system in the same area and when it is filled with rain water it will dump into the native vegetation area that is a buffer from the wetlands area. It was suggested to him to use a split rail fence to separate the maintained landscaping from the buildings from the wetland area. There is a non-maintained area behind building two. There will be a lot of native material used. Cedar with a conservation mix is just some of the materials being planted.

The idea is to remove any evasive material from the non-maintained area and then replant the native plants. The closest point to the wetlands area is about 40ft. They gave a 25ft to a 30ft buffer of a new wetland filter.

Joseph Budrow motioned to approve the application with the conditions that there are two lines of hay bale enforced sill fencing along the top of the slope and that there is a five year maintenance agreement in place which the landscaping will be checked yearly for any evasive material growing. Kealoha Freidenburg seconded. All five agency members present were in favor.

18-29. 660 Opening Hill Road. Map 122, Lot 50. Owner: Reyer Margaret K Trustee; Applicant: Bob Fiondella. Resubdivision of 5.19 acres into two lots. Subdivision Referral.

Mark Young proposed splitting the piece of property into two lots about 2.57 acres each. There is a house that is currently there on the property. The new construction will take place on lot 1 along with the proposed septic tank being added to the lot as well. The entire activities taken place is well over 100ft from the wetlands area. No activity is being done on the south side of the property.

Dave Newton motioned to refer the Subdivision Referral to the Inland Wetlands Agency for review. John Mathieu seconded. All five agency members present were in favor.

SECTION 13 APPROVAL:

18-28. 15 71 Randi Drive. Map 73, Lot 55. Owner: Patricia West; Applicant: Harry ShipmanI. Regulated Activity Permit for removal of dead trees and extic evasive plant species in the wetlands and within the 100 ft. wetland review area. **Approved April 16, 2019.**

The agency had asked John Delaura to keep an eye on the process of the removal of the trees and any evasive plant species in the wetlands area.

APPROVAL OF MINUTES:

Regular Meeting Minutes for April 1, 2019 were tabled and will be voted on at the next meeting. All five members present were in favor.

Site Walk Minutes for April 25, 2019 were tabled and will be voted on at the next meeting. All five members present were in favor.

REMARKS:

Inland Wetland Chairman: None. He was not at the meeting.

Inland Wetland Officer: None.

ADJOURNMENT:

Tom Paul called to end the meeting at 8:15 p.m. Kealoha Freidenburg motioned to approve adjourning the meeting and John Mathieu seconded. All five members present were in favor.

Respectfully Submitted,
Kristen Panzo

