

**Subject to Approval**

**MADISON INLAND WETLANDS AND WATERCOURSES AGENCY  
REGULAR MEETING MINUTES  
July 6, 2020**

The public hearing and regular meeting of the Madison Inland Wetlands and Watercourses Agency was conducted on Monday, July 6, 2020 at 7:00 p.m. by way of an online Zoom Webinar, with public participation available through a Zoom Webinar link and password, as well as through a telephone call in number, with a Zoom Webinar identification number, all publicly posted.

**MEMBERS PRESENT**

Chair Kealoha Freidenburg; members: Joseph Budrow, Dave Newton, John Mathieu, Lee Schumacher.

**MEMBERS ABSENT**

Robert Zdon

**OTHERS PRESENT**

Acting Inland Wetlands Office John De Laura, Director of Planning and Economic Development David Anderson, Jennifer Porter, William Kryiger, Matt Dewitt, Gregory Echoman, Sabrina Foulke, Drew Landon, Mizra Smajic, Patrick Jones, Richard A. Dordas.

**Public Hearing (scheduled for 7:00 P.M.):**

None.

**Regular Meeting Agenda Items:**

**20-03. 35 Old Toll Road.** Map 139, Lot 6. Owner: Charles Gorman; Applicant: Pro Custom Solar DBA Momentum Solar. Regulated Activity Permit for installation of a ground mounted solar array 13.9+/- ft. from an Inland Wetlands. Continued from June 1, 2020.

Momentum Solar explained that putting the solar array on the roof won't meet the customer's needs. There will be no trees removed. There will be no drainage issues and no runoff into the pond. The way the land is sloped it should not cause an issue with the trees shading the array. Joe motioned to approve this application. Lee seconded it. All agency members present voted in favor.

**20-06. 322 Horsepond Road.** Map 80, Lot 19/4. Owner/Applicant: Drew Landon. Regulated Activity Permit for extension of gutter drains into a wetland. Continued from June 1, 2020. Drew Landon said that since the last meeting the vegetation has grow in quite well. John De Laura agreed that the vegetation is much better than before the disturbance. Dave motioned to approve the application; Lee seconded. All agency members present were in favor.

**20-11. 16 Georgetown Circle.** Map 131, Lot 18. Owner/Applicant: Virginia Guilfoyle. Regulated Activity Permit in response to a Notice of Violation for the installation of hay bales to restrict the natural flow from the existing pond. In addition to addressing the notice, the relocation of propane tanks, patio with a fire pit, and outfall in a review area and into a wetland are included. Public Hearing scheduled for August 3, 2020.

Kealoha said this application was moved to a Public Hearing for August 3, 2020, giving the applicant more time to get information that the Agency has requested.

**20-12. 115 Boston Post Road.** Map 44, Lot 34. Owner: William Krygier; Applicant: Point One Architects. Regulated Activity Permit for addition, 29 ft. 3 in. to a new foundation and deck piers 15 ft.4 in. to an inland wetland.

Sabrina Foulke spoke on behalf of the homeowner. The homeowner wants to take down the kitchen and rebuild a bigger one and add a deck in the watercourse review area. The purpose of this application is to put the deck within 15 ft. of the watercourse. The original edge of the kitchen was 34 ft. away from the watercourse. The new kitchen will be 29 ft. 3 in. from the watercourse and the deck will be 15 ft. 4 in. from the watercourse. Silt fencing will be added during construction. The kitchen addition is about 650 sq. ft. and the deck addition about 556 sq. ft. Diamond Piers Foundation system will be used to do the work on the property. Joe motioned to approve this application ad Lee seconded. All agency members present were in favor.

**20-13. 38 Godman Road.** Map 77, Lot 14. Owner/Applicant: Joseph Cavallaro. Regulated Activity Permit in response to a Notice of Violation for work in the 100 ft. review area without permits including the removal of vegetation/trees, debris, stones, roots, retaining wall and concrete front steps. In addition to addressing the notice, planting grass, bushes and plants, build new retaining wall, replace front steps, bring in fill and topsoil and install a shed; all within and in 100 ft. of a wetlands and watercourse.

Jason spoke about what he has done since the last meeting. He has hired an environmental consultant and he has flagged the wetlands area. He talked to Anderson Engineering who drew up a map and elevation that was part of the application He submitted two applications one for the violation and how he was going to correct it. He is going to add shrubs in the disturbed area and Indian grass. He will plant bushes in the wetlands area. He explained what type of plantings he

will use. The plantings will be put in as soon as possible. Lee approved the first part of this application. Dave seconded. All agency members were in favor.

The second part of this application is for the replacement of the retaining wall. It is 14 ft. x 4 ft. and involves removing debris, an apple tree and some brush work in the back yard. He wants to put a shed in the back yard. It will be a free-standing building at the end of the driveway. All of this work is outside of the wetlands area and there will be no wetland disturbance. A map was presented so the agency can see in detail what the homeowner wants to do. This application can become a Section 13 approval.

**20-14. 181 Mungertown Road.** Map 55, Lot 17. Owners: Alex Linos and Sara Rohacik; Applicant: Alex Linos. Regulated Activity Permit application to install a 12 ft. x 16 ft. accessory building within the 100 ft. wetlands regulated area. **Receipt.**

Dave Anderson shared the application so the agency can talk about it. There was no one on behalf of the homeowners to speak. The accessory building will be 30 ft. from the wetlands area.

Alex Linos, the homeowner explained that there is a creek that runs through the area in question. The wetland boundary is in the lawn and goes into the woods. Continued to next meeting.

**20-26. 634 Boston Post Road.** Map 38, Lot 112. Owner: Davis Reality LLC; Applicant: JP Morgan Chase Bank, N.A. Regulated Activity Permit to demolish existing building and construct new ban building with remote drive-up ATM and associated parking and utility services. **Receipt.**

Jennifer Porter spoke as attorney for JP Morgan Chase Bank. Matt Dewitt explained the map that was submitted. The purpose is to demolish the old building and build a new building that is 3,200 sq. ft. along with redoing the parking lot in the back. The new building will be about 26 ft. from the wetlands. A storm water basin will be added. It will have to be maintained. The project is improving stormwater management and reducing impervious surface cover. Lee motioned to receive this application Kealoha seconded. All agency members present were in favor

**20-18. Race Hill Road.** Owner/Applicant: Town of Madison. Regulated Activity Permit for installation of Town Road drainage system. **Receipt.**

John Iennaco spoke about this project. The plan is to pave a section of Race Hill Road that is in poor condition. No formal drainage is on the road so that will need to be installed before the paving of the road can be done. The water has no place to go when it rains so it is running down and eroding the edges of the road. There will be a 1,000ft. stretch of pipe that will be installed. The Agency wants to put this application on next month's agenda.

**Section 13 Approval:**

**20-15. 14 Salem Road.** Map 45, Lot 109. Owner/Applicant: Dan O’Sullivan. Regulated Activity Permit to add a second Sonotube 24 ft. from the delineated wetland boundary to rebuild existing deck and extending it 14 ft. **Approved June 23, 2020.**

John De Laura mentioned that the owners wanted to extend the deck. The area is flat with no grass. It is 24 ft. from the wetlands soil.

**Approval of Minutes:** Regular Meeting Minutes of June 1, 2020.

The agency tabled the minutes until the next meeting.

**Remarks:**

Inland Wetlands Chair: Kealoha was concerned with the 16 Georgetown Circle application.

Acting Inland Wetlands Officer: John spoke in relation to “after the fact” work that is in violation of IWWA regulations. When such work is discovered a Notice is issued and an application to the Agency is required. At the next meeting the “after the fact” application is heard and the Agency, at its discretion, may approve, modify, condition or reject the application.

**Adjournment:**

The meeting ended at 8:30 p.m. Joe motioned to adjourn the meeting and John Mathieu seconded. All agency members present were in favor.