

Subject to Approval

MADISON INLAND WETLANDS AND WATERCOURSES AGENCY REGULAR MEETING MINUTES September 14, 2020

The public hearing and regular meeting of the Madison Inland Wetlands and Watercourses Agency was conducted on Monday, September 14, 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 (Chair), Joseph Budrow (Vice Chair) members: Dave Newton, John Mathieu, Lee Schumacher and Tom Paul.

MEMBERS ABSENT

Robert Zdon

OTHERS PRESENT

Acting Inland Wetlands Office John De Laura, Director of Planning and Economic Development David Anderson, Stephan Carrabba, Robert Sonnichsen, P.E., John Iennaco, P.E. Town of Madison Engineer, J. Howard Pfrommer, P.E. and Michael Ott, P.E., L.S.

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

None.

Regular Meeting Agenda Items:

20-20. 78 Longshore Lane. Map 25, Lot 74. Owner: Kristin Lyons Revocable Trust; Applicant: Stephen Carrabba. Regulated Activity Permit for three-car garage and den, propane tank, and underground utilities within the 100 ft. wetland review area.

Stephen Carrabba presented the application and addressed the comments the Agency had at the receipt of the application the previous month. He requested the propane tank now be allowed to be underground instead of the above ground tank as indicated on the original application and the original site plan. The tank will be a minimum of 50 feet from the wetland line. Prior to excavating the 16' x 5' x 5' pit for the tank an E&S barrier will be installed, the pit will be backfilled and stabilized as soon as the work is completed.

The Agency thought the new 50' separation from the wetland was an improvement.

Joe motioned the new underground location be approved with the condition the application and the site plan be revised to reflect the changes and submitted to the IWWA.

Dave seconded and all present were in favor.

20-21. 30 Cedar Lane. Map 27, Lot 66. Owners/Applicants: Patrick Harvard Boutilier Cindy Irene Boutilier. Regulated Activity Permit for demolition of existing house and construction of new house, with septic system, swimming pool, fence, shed, generator, landscaping, utilities, regrading and deposit of fill, driveway installation and paving, and clearing, all within the 100 ft. wetland review area.

Robert Sonnichsen, P.E. presented a revised site plan. The house will not be traditionally demolished but deconstructed and repurposed. The tree line and the graphic representation of a silt fence was added and the elevation of the house was explained to be 5 feet above the wetlands. Mr. Sonnichsen mentioned the sanitary system was approved earlier in the day. Setbacks from the wetlands to improvements ranged from 50 feet to the house, 30 feet to the pool, 40 feet to a shed and 30 feet to a child's playscape.

In addressing Agency questions, it was determined that there would be no blasting for the pool and any rock would be removed by machine. The pool and shed runoff will be to the south away from the wetland. Minimum vegetation will be removed mostly where the pool will be installed. The start is hoped to begin this winter.

Lee motioned to approve the revised site plan. Dave seconded and all present were in favor.

20-22. County Road. Owner/Applicant: Town of Madison. Regulated Activity Permit for reconstruction of Bridge No. 04852 and No. 075002 on County Road over the Hammonasset River between Madison and Killingworth.

J. Howard Pfrommer, P.E. presented the application. The major question the Agency had, when the application was received in August was the planting plan and a maintenance schedule. The proposal scheduled 50 plantings and an email maintenance schedule was introduced but not complete. The Agency discussed the schedule and plant survival rates over the 5-year period and would review it when the applicant completed it. Joe motioned to approve with the conditions the planting plan and a 5-year schedule be submitted with an 80% survival rate and be bonded. Tom Paul seconded adding the IWWA enforcement officer monitor the schedule in cooperation with the design engineers. All present were in favor.

P&Z 20-13. 42 Pleasant View Avenue. Map 24, Lot 223. District R-3. Owners/Applicants: John & Laura D. Hardy. Re-subdivision application to divide 2.38 acres into two lots.

The Agency asked what value the wetland pocket had and whether or not it was a vernal pool. The applicant's P.E. Mr. Ott assured the members it was not a vernal pool and there was no wetland vegetation evident. It represented a small depression in a corner of the lot that was away from development. Dave Newton motioned to refer the re-subdivision to the Planning and Zoning Commission with having no issues with the Agency. All in favor.

Section 13 Approval:

None

Approval of Minutes: Regular meeting of June 1, 2020. The minutes were reviewed, amendments made and a motion by Dave Newton to approve was seconded by John Mathieu. All present in favor. Regular meeting of July 6, 2020. The minutes were reviewed, amendments made and a motion by Joe Budrow to approve was seconded by Dave Newton.

Remarks:

None

Adjournment:

The meeting ended at 7:55 p.m. Joe motioned to adjourn the meeting and John Mathieu seconded. All agency members present were in favor.