

**MADISON INLAND WETLANDS AGENCY  
REGULAR MEETING MINUTES  
February 01, 2016  
7:30 PM – Meeting Room A – Madison Town Campus**

A regular meeting of the Madison Inland Wetlands Agency was held on Monday, February 01, 2016 at 7:30 p.m. in Meeting Room A, Madison Town Campus, with Bob Zdon presiding.

**Members Present:** Bob Zdon, Thomas Paul, Glenn Falk, Dave Newton, Barbara Yaeger, and John Mathieu.

**Alternates Present:** Mark Ferris.

**Members Absent:** Lee Schumacher, and Joseph Budrow (alt).

**Others present:** Robert Kuchta, Inland Wetlands Enforcement Officer (hereafter IWO), Thomas A. Stevens, professional engineer and land surveyor, John Cunningham, Jim Colville, Pam Colville, Bruce Wilson (Selectmen liaison), William Kenny, and Kealoha Freidenburg.

---

Chairman Bob Zdon called the regular meeting of the Madison Inland Wetlands Agency to order at approximately 7:30 p.m.

---

**PUBLIC HEARINGS: None.**

---

**REGULAR MEETING AGENDA ITEMS:**

**1) Election of Officers.**

**MOVED:** by D. Newton and seconded by T. Paul to approve the slate as presented (same as last year's). All members present voted in favor. **MOTION CARRIED.**

**2) 15-19. 68 Sterling Park Drive.** Map 37, Lot 49. Owner: Cold Spring Properties, LLC. Applicant: James Colville. Regulated Activity Permit for construction of a driveway, culvert, underground utilities, water service, septic system, and grading within the wetland review area.

Thomas A. Stevens, professional engineer and land surveyor, presented the application (15-19). Based on comments and requirements set forth in previous meetings, Stevens detailed the changes in the plan since last presented:

- A landscaping plan has been created (to be presented later by John Cunningham).
- Placement of plaques has been extended all the way along the wetland to the road (vs only by the septic)
- Detailed changes in installation of water main:
  - Trench will be 42” in depth (vs 60”)
  - 3ft separation distance from utilities (vs 5ft)
  - “De-watering” of trenches will involve the use of a sump-pump; water will be pumped to gutter line of Sterling Park Drive, where hay bales will be placed; from there, water will flow to existing catch basins at throat of Sterling Park Drive.
  - Staging area for construction of water line will be the house site.
  - 2” plastic pipe (vs copper)

John Cunningham, owner of TEC Landscape Design, presented the landscape plan for application 15-19. The proposal includes the following:

- The area from the house to the existing tow of slope (toward wetland) will be lawn.
  - The area from the tow of the existing slope to the woodland edge will be a “non-maintained meadow”. This area can be mowed/maintained annually to prevent the growth of woody material. Cunningham stressed that this would not be a maintained lawn, and no chemicals would be used.
  - A perimeter buffer of rock (using rocks from site) will be built between the lawn and the meadow, delineating the no-mow area.
  - There will be a small buffer on either side of driveway (along 25’ easement), also non-maintained. Existing large rocks will be left where they are. These rocks will also act as guidelines for workers during installation of utility lines: no soil will be placed beyond the rocks.
  - The septic and yard drain will both be located within the meadow area.
  - The left side of the driveway (away from wetland) is proposed to be left as woodland.
  - Along the wetland side of the driveway, Cunningham proposes to remove invasives, including rootmass, then fill and reseed
- D. Newton was assured that where the invasives will be removed, the landscaper will bring the soil to the same grade as depicted on the engineered plans.
  - B. Yaeger expressed concern about the lawn grading. Stevens stated that while there is a slight angling toward the wetland, the slope where the meadow begins is much steeper, 1:2.
  - B. Yaeger expressed concern about the timing of the invasive removal. She stated that the landscaper should discuss this with IWO Kuchta and agree on an appropriate time.
  - B. Yaeger stated that given how “tight” this project is, IWO Kuchta should visit the site on a weekly basis once construction begins, to monitor and ensure that construction is implemented according to the approved plans and sequencing.

**MOVED:** by B. Yaeger and seconded by T. Paul to approve application 15-19 with the following conditions: 1) IWO is to be contacted for approval before invasive removal begins, and 2) IWO is to

visit the site on a weekly basis once construction begins. All other members present voted in favor.  
MOTION CARRIED.

**2) 15-27. 68 Middle Beach Road West.** Map 15, Lot 6. Owner: Middle Beach Road West, LLC. Applicant: Thomas A. Stevens & Associates, Inc. Regulated Activity Permit for removal of an existing garage located in the wetlands, install new driveway in the wetlands and wetland review area.

Thomas A. Stevens, professional engineer and land surveyor, presented application 15-27 on behalf of Jon Gavin, also present. The proposal involves:

- Construction of a driveway so owner can have his own driveway on his own property (now, access is over an easement, on shared driveway with a commercial restaurant).
- Remove existing garage, currently located within wetland.
- Install a fence along property line, for privacy.
- Install upgraded septic system (existing system does not comply with public health code).
- Wetlands mitigation/creation (later presented by William Kenny), resulting in a net *gain* of 29ft<sup>2</sup> wetland area by the end of the project.

William Kenny, soil and wetland scientist, presented the wetlands mitigation and management plan for application 15-27.

- Two-year management plan to remove *Phragmites australis*:
  - Year 1: cut down and scrape 6” of surface top soil (with main roots); allow to grow back and apply herbicide to foliage. This herbicide is designed to disrupt plant-specific cell growth, having minimal toxicity to animals.
  - Year 2: repeat vegetation cutting, scraping, and spraying. Plant proposed wetland trees, shrubs, and seed meadow vegetation.
  - Area will be monitored for five (5) years, during which time any *Phragmites* re-growth will be spot-treated with herbicide. After five years, plantings should be well established.
- Create wetland, as demonstrated on “Wetland Mitigation Site Plan”.
- D. Newton asked where the soil will go when removed for driveway. Kenny stated that it will be removed from site and properly disposed (to prevent establishment of *Phragmites* at disposal site); the soil will not be re-used, as it contains invasive seed and materials.
- T. Paul expressed concern for an existing large tree (*Acer rubrum*) along side of proposed driveway. Stevens stated that it will be disturbed the creation of the driveway, but not removed; its survival cannot be guaranteed.
- B. Yaeger, concerned about lawn encroachment, asked if it would be possible to add boulders to delineate the wetland edge. The homeowner, Jon Gavin, stated that he would be fine with placing boulders. He later asked if he could plant blueberry bushes instead; B. Yaeger agreed, as long as the shrubs are large enough not to be mowed.

- J. Mathieu and D. Newton questioned the hardship in needing a separate driveway. Among Gavin’s reasons were plowing issues (who is responsible for plowing shared driveway), and the high activity/commotion associated with the restaurant (he was recently yelled at for parking at his house, seemingly the restaurant’s driveway). Some alternatives were discussed. B. Yaeger stated that through the mitigation/creation plan, they are *improving* the wetland.
- B. Yaeger stated that during the *Phragmites* management, the area will be exposed and the pipe outlet should be protected with hay bales.
- B. Zdon asked about the material of the driveway. Stevens stated it would be crushed stone.
- Conservation Commission representative, Kealoha Freidenburg, stated that there is currently an invasive beetle in CT which is targeting the specific *Viburnum* species that is in the mitigation plan. B. Yaeger recommended a more diverse mix of native *Viburnum* species (to be approved by IWO).

**MOVED:** by D. Newton and seconded by J. Mathieu to accept application 15-27 with the following conditions: 1) Delineation of the wetlands with appropriate shrubs (could be *Vaccinium corymbosum*) or boulders, and 2) Diversify plantings, with IWO approval. All members present voted in favor. MOTION CARRIED.

**REMARKS:**

*Inland Wetlands Chairman:* None.

*Inland Wetlands Officer:* None.

**SECTION 13 APPROVALS:** None.

**APPROVAL OF MINUTES:**

- Regular Meeting, January 4, 2016.

The minutes of January 4, 2016 were reviewed and the following amendment was made: in the second sentence of the last paragraph on page three, the second word “owner” should be omitted.

**MOVED:** by B. Yaeger, and seconded by M. Ferris, to approve the minutes of January 4, 2016 as amended. All other members present voted in favor. MOTION CARRIED.

**ADJOURNMENT:**

**MOVED:** by G. Falk, and seconded by B. Yaeger, to adjourn at approximately 8:38 p.m. All members present voted in favor. MOTION CARRIED.

Respectfully submitted,

Shauna Dowd

\*amendments to these minutes will be noted in future minutes.