

**MADISON INLAND WETLANDS AGENCY  
REGULAR MEETING MINUTES**

**April 04, 2016**

**7:30 PM – Meeting Room A – Madison Town Campus**

A regular meeting of the Madison Inland Wetlands Agency was held on Monday, April 04, 2016 at 7:30 p.m. in Meeting Room A, Madison Town Campus, with Bob Zdon presiding.

**Members Present:** Bob Zdon, Kealoha Freidenburg, Lee Schumacher, Thomas Paul, Dave Newton, John Mathieu.

**Alternates Present:** Mark Ferris. Joseph Budrow.

**Members Absent:** Glenn Falk, Barbara Yaeger.

**Others present:** Robert Kuchta, Inland Wetlands Enforcement Officer (hereafter IWO), Mike Harkin, Robert Grabarek.

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

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**PUBLIC HEARINGS: None.**

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**REGULAR MEETING AGENDA ITEMS:**

**1) P&Z #16-08. 110 Race Hill Road.** Map 139, Lot 25. RU-1 District. Owners: Henrietta Schraner & Laura Sunblade. Applicant: Jeff Sunblade. Resubdivision of 18.224 acres into 2 lots. Subdivision Referral.

Professional engineer Mike Harkin presented application 16-08 on behalf of the applicant, Jeff Sunblade. Harkin presented the board with a site map, which showed that 9.64 acres (of the 18.224 acre lot) are classified as inland wetlands (delineation done by soil scientist Richard Snarski). The proposal is for a resubdivision, whereby a small lot (with existing house) will be created and sold. The code-compliant septic reserve areas on both lots were shown to be outside of the 100' wetland review area. There are no plans for development on the large lot; the application is for the creation of the lot line only (proposed house and septic system are depicted only to show zoning compliance).

- There was a question about access; Harkin explained that the driveway is a portion of the old abandoned Toll Road; access is not an issue.

**MOVED:** a motion was made and seconded to approve application P&Z #16-08 as presented; no regulated activities are required for the proposed two-lot subdivision and the IWA has found no adverse impacts to the inland wetlands. **MOTION CARRIED.**

**2) P&Z 16-09. 390 Horsepond Road.** Map 80, Lot 11. RU-2 District. Owner: Seashore Construction, Inc. Applicant: Cornerstone Construction Services, Inc. Petition for Zone Boundary Change from RU-2 District to Open Space Conservation District (OSCD) on 17.5 acre parcel. Subdivision Referral.

Robert Grabarek of Osprey Environmental Engineering presented the application (16-09), which proposes a conservation subdivision. The proposed parcel is an extensively disturbed area, historically a sand and gravel quarry; it is now stabilized as a large open meadow, including some wetlands; many invasive species have grown into the area. Using maps, Grabarek oriented the board with the location and topography of the parcel. Originally the project was to be a standard subdivision, but CZEO DeLaura had encouraged them to explore a conservation subdivision, which would substantially increase the amount of open space associated with the subdivision. Grabarek stated that the small wetland, which was the result of overzealous excavation, is proposed to be filled in (about 400-500 sqft). Although flagged as an inland wetland, soil scientist Richard Snarski reported that this area is overgrown with invasives and offers little ecological function and value; the filling of this wetland would not constitute a loss of valuable resource. The only other wetland impacts would be drainage coming off of the road. The rest of the proposed activity is outside of the 100ft wetland review area.

- When asked, Grabarek summarized three options for drainage (whole site):
  - Straight pipe across, discharged to a small velocity dissipation pad.
  - Small sediment-trap with a pipe directed into the wetlands.
  - Sediment trap and a large recharge basin, to infiltrate into the soils.
- IWO Kuchta stated that this meeting was only for subdivision referral—to look at the layout of the lots and how that will impact the wetlands; it will come before the IWA again for final regulated activity approvals.
- There was some discussion about footing drains and separation from septic systems. The average lot size, as currently proposed, is 30-40,000 sqft (minimized to accommodate open space).
- There was some discussion about compensation for the wetland that is proposed to be filled. IWO Kuchta stated that could be addressed when the application comes before the IWA at a later date.

**MOVED:** a motion was made and seconded to refer the subdivision. All members present voted in favor. **MOTION CARRIED.**

**SECTION 13 APPROVALS:**

**16-01. 26 Gull Rock Road.** Map 16, Lot 62. Owners/Applicants: William C. Sargent & Raymond Mandala. Regulated Activity Permit for septic repair requiring reconstruction and replacement of existing drainage pipe and driveway and associated grading, and construction of new garage, all within the 100 ft. wetland review area. Approved February 22, 2016.

**16-02. 382 Bartlett Drive.** Map 106, Lot 39. Owners: Greg & Stacy Wagner; Applicant: Greg Wagner. Regulated Activity Permit for construction of a pool house and associated grading within the 100 ft. wetland review area. Approved March 15, 2016.

**16-03. 28 Gull Rock Road.** Map 16, Lot 61. Owner/Applicant: Park Enterprises LLC. Regulated Activity Permit for installation of drainage pipe, construction of driveway and associated grading within the 100 ft. wetland review area. Approved March 22, 2016.

**Robert Kuchta reviewed the Section 13 approvals.**

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**APPROVAL OF MINUTES:**

- Regular Meeting, February 1, 2016.

The minutes of February 1, 2016 were reviewed and no amendments were made.

**MOVED:** a motion was made and seconded to approve the minutes of February 1, 2016 as submitted. All other members present voted in favor. **MOTION CARRIED.**

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**REMARKS:**

*Inland Wetlands Chairman:* None.

*Inland Wetlands Officer:* None.

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**ADJOURNMENT:**

**MOVED:** a motion was made and seconded to adjourn at approximately 7:30 p.m. All members present voted in favor. **MOTION CARRIED.**

Respectfully submitted,

Shauna Dowd

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