

**CONSERVATION COMMISSION  
REGULAR MEETING MINUTES  
Oct. 11, 2016 7:30 P.M.  
MEETING ROOM B MADISON TOWN CAMPUS**

**Subject to approval:** Minutes of the Meeting of Oct. 11, 2016 - 7:30 p.m. - Meeting Room B- Madison Town Campus

**Members present:** Chairman Heather Crawford, Vice Chairman Christine Bouchard, Richard Gedney, Alex Cushing, and Clyde Burkhardt.

**Members absent:** George McManus and Rachel Klein.

**Additional attendees:** Inland Wetlands Officer Robert Kuchta.

1. **Call meeting to order:** At 7:30 p.m., Chairman Crawford called the meeting to order.
2. **Call for additional agenda items:** Invoice for Bauer Park festival will be discussed under that agenda item.
3. **Application Review: 8191+CSP. 11 Salt Meadow Lane.** Map 12, Lot 18. R-1 District. Owners/Applicants: George Karsanow and Sarah Davison. Request to vary Secs. 2.17 and 3.5(c) of the Madison Zoning Regulations to allow 28 ft. to 24 ft. x 24 ft. addition, 13.2 ft. to proposed deck, and 10.6 ft. to proposed covered porch, all where 50 ft. is required to the Critical Coastal Resources; and to allow an entry addition, steps and landing to be constructed forward of the required minimum building line.

Project Engineer Roger Nemergut presented the plans on behalf of Owners/Applicants George Karsanow and Sarah Davison. He stated it is a 2.68 acre parcel, the last residence on the driveway, and it is an interior lot; quite a bit of tidal wetlands exists on the west and north sides; the site currently contains an existing house, a studio and a shed. The Connecticut Water Company will service the site, and a new septic system will be installed; the health director has already approved the plans for the septic system, Mr. Nemergut stated. The lot is very level, flat grade, and it is mostly lawn; the tidal wetlands are in their natural state, according to Mr. Nemergut. There are no trees on the property; the 100-year flood plain is at elevation 13, and 95 percent of the property is at elevation 12, Mr. Nemergut stated. The house and all supporting utilities are in the flood zone, he stated. There is no full basement; plans are to add on to the existing house; the 24-foot x 24-foot addition will be raised to 15.5 feet, which is well over the 100-year flood plain elevation, according to Mr. Nemergut. This application will be heard in a public hearing format before the Zoning Board of Appeals on Nov. 1, according to Mr. Nemergut. There will also be a Coastal Site Plan Review. An underground infiltration system will be constructed, and the new septic system will be over 100 feet away from the tidal wetlands, Mr. Nemergut stated; a 16-foot by 20-foot accessory building is planned for the future.

Chairman Crawford stated that it is the role of the Conservation Commission to serve in an advisory capacity for the Zoning Board of Appeals and the Planning and Zoning Commission. The Conservation Commission looks at immediate as well as long-term environmental impacts of projects, she stated. Commissioner Alex Cushing stated that his only concern is with the septic system, in the event of flooding. Mr. Nemergut explained that the property has experienced flooding in the past, and there is no indication the current septic system, which is old, has failed. That system will be replaced with a new septic system over 100 feet from the tidal wetlands, and septic systems are engineered to tolerate several

days of immersion; in addition, the groundwater table at high tide and subsequent to high tide has been monitored on the site, according to Mr. Nemergut. The groundwater table monitoring showed that there is no high tide issue on the property, according to Mr. Nemergut. Chairman Crawford stated that the Conservation Commission does not generally condone expansion of buildings in the coastal zone. Mr. Nemergut reminded the Conservation Commission that the septic system has been moved over 100 feet away from the tidal wetlands, and it is designed for a four bedroom house and a future studio. Chairman Crawford stated that she could write a letter that states that the placement of the new septic system further away from the tidal wetlands would be beneficial, and she asked if anyone wanted to make a motion reflecting that.

**Commissioner Clyde Burkhardt made the motion that Chairman Crawford write a letter stating that the placement of the new septic system further away from the tidal wetlands would be environmentally beneficial, and the Conservation Commission does see the benefit of a code compliant septic system, but no discussion has taken place on the environmental impact of future accessory buildings on the site, so they are, therefore, not being considered. Commissioner Cushing seconded the motion, and it was unanimously approved.**

Vote to write the letter as stated passed, 5-0-0.

IN FAVOR: Chairman Crawford, Vice Chairman Bouchard, and Commissioners Gedney, Cushing, and Burkhardt.

OPPOSED: None.

ABSTAINED: None.

4. **Planning for Bauer Park Festival ~ Displays, handout materials, booth staffing schedule:** Chairman Crawford reported that sections of a handout used by fourth graders in the district could be laminated and be available for viewing at the festival; included in the handout is a build-your-own horseshoe crab. Chairman Crawford stated she will bring scissors, crayons, tape, and glue for the hands-on project. On display will be seven different sized horseshoe crabs. Also on display will be banners, a panoramic view of horseshoe crabs on a beach; a poster from the night sky presentation, and the gypsy moth display. Vice Chairman Bouchard purchased plastic magnifiers to distribute to visitors; children will also receive Halloween pencils and candy. Other pamphlets on display will be about invasive plants and native shrubs. Chairman Crawford plans to display photographs of nocturnal species that are being impacted by the light at night. The booth-staffing schedule was reviewed for the Saturday, Oct. 15<sup>th</sup> festival.

**Commissioner Gedney made the motion to approve the \$237.20 reimbursement to Vice Chairman Bouchard for the invoice to purchase the magnifiers; it was seconded by Commissioner Burkhardt and unanimously approved.**

Vote to approve the \$237.20 reimbursement passed, 5-0-0.

IN FAVOR: Chairman Crawford, Vice Chairman Bouchard, and Commissioners Gedney, Cushing, and Burkhardt.

OPPOSED: None.

ABSTAINED: None.

**Commissioner Gedney made the motion to allow Chairman Crawford to buy \$20 worth of candy for the Bauer Park festival; it was seconded by Commissioner Cushing and unanimously approved.**

Vote to approve the \$20 Bauer Park festival candy purchase passed, 5-0-0.

IN FAVOR: Chairman Crawford, Vice Chairman Bouchard, and Commissioners Gedney, Cushing, and

Burkhardt.

OPPOSED: None.

ABSTAINED: None.

Commissioner Gedney stated that Jack Davis is buying 40 pairs of binoculars, with 24 going to the high school, eight to the Madison Senior Center, and eight to the library. Patrons could visit the library and check out the binoculars for use.

5. **Annual report to town due Oct. 28, 2016** ~ Vice Chairman Bouchard will pull the information together for the annual report. Chairman Crawford stated that a draft of the commission's annual report should be ready for the Conservation Commission's next meeting, so it can be handed in on time.

6. **Project/Issue Updates**

~ **Residential and street lighting: Town fixture replacement and presentation update:**

Chairman Crawford stated that a number of town officials and about five members from the public went on a public walk on Middle Beach Road, last Thursday, to look at the town light fixture replacement project. Some of the lights on display are much brighter than the current sodium fixtures, according to Chairman Crawford. There was a survey put online asking people which lights they preferred, and 16 responses were received, according to Chairman Crawford. The public can still view the lights on Middle Beach Road, she stated. This project should be moving along fairly soon, according to Chairman Crawford.

~ **Boundary documentation update:** This project is still under way; no further report.

~ **Public education/outreach for 2016-17, Facebook page, newspaper articles?:** Vice Chairman Bouchard has made the Conservation Commission Facebook page; the town needs to give direction on linking that page to the town website. Chairman Crawford stated that she would like to do a newspaper article on lighting.

~ **Invasive species monitoring:** If there is another drought next year, there will be gypsy moths, and trees will be defoliated, Chairman Crawford stated. The invasive Mile-a-Minute, found in two locations in Madison, has not returned. Chairman Crawford would like to send a letter out to residents about the invasive bamboo, to educate homeowners on what the plants look like and the types of damage they can do.

7. **Review and approve minutes from Sept. 12, 2016 meeting:**

**Commissioner Burkhardt made the motion to approve the Sept. 12, 2016 minutes, as submitted; it was seconded by Commissioner Bouchard and unanimously approved.**

Vote to approve Sept. 12, 2016 minutes as submitted passed, 5-0-0.

IN FAVOR: Chairman Crawford, Vice Chairman Bouchard and Commissioners Burkhardt, Cushing, and Gedney.

OPPOSED: None.

ABSTAINED: None.

7. **Adjournment:**

**Vice Chairman Bouchard made the motion to adjourn at 8:42 p.m.; it was seconded by Commissioner Gedney and unanimously approved.**

Vote to adjourn passed unanimously, 5-0-0.

IN FAVOR: Chairman Crawford, Vice Chairman Bouchard and Commissioners Burkhardt, Cushing, and Gedney.

OPPOSED: None.

ABSTAINED: None.

Respectfully submitted,  
Marlene H. Kennedy, clerk