

**MADISON INLAND WETLANDS AGENCY  
REGULAR MEETING MINUTES  
February 6, 2017  
7:30 PM – Meeting Room A – Madison Town Campus**

A regular meeting of the Madison Inland Wetlands Agency was held on Monday, February 6, 2017 at 7:30 p.m. in Meeting Room A, Madison Town Campus, with Robert Zdon presiding.

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

**Alternates Present:** Kealoha Freidenburg, Mark Ferris.

**Members Absent:** Joseph Budrow, Lee Schumacher.

**Others present:** Robert Kuchta, Inland Wetlands Enforcement Officer (hereafter IWO), Dave Anderson (Town Planner), Thomas A Stevens, Richard L Chorney, Keith Ainsworth, David Verespy, Michael Leone.

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Barbara Yaeger 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) **71-01. 28 Creamery Lane.** Map 85, Lot 27. Owner/Applicant: Antonio Suppa. Regulated Activity Permit for construction of in-ground pool, landscaping, and deposit of material and grading within the 100ft wetland review area. **Receipt only.**

David Verespy, landscape architect, presented application 17-01 on behalf of owner Antonio Suppa, also present. < 7:35pm B. Zdon enters and assumes role as Chair >

The application proposal includes a pool, several terraced patios, expansion of the lawn area (including fill and grading), and a catch basin to pipe water across the property to the existing Town “plunge pool” (if approved by Town).

The main concern voiced by the IWA was drainage. IWA members expressed a need to see alternative proposals other than piping into an existing plunge pool, which may or may not be approved by the Town. An increase in impervious surface means an increase in runoff; engineered water calculations were not provided. Additionally, an increased lawn area invites an increase in

fertilizer use; nitrogen leeching into the Hammonasset River is a major concern. IWA recommended they consider a rain garden, which would allow them to manage the drainage naturally, as well as address the issue of nitrogen leeching. Verespy stated that a rain garden would decrease the amount of lawn area, which the property owner wants for entertaining, but that perhaps they could incorporate one into their plan. Ultimately, the IWA stressed that they need to see a feasible alternative to piping.

**MOVED:** by B. Yaeger, and seconded by D. Newton, to receive Application 17-01. All other members present voted in favor. MOTION CARRIED.

- 2) **17-02. 175 Copse Road Grove School.** Map 47, Lots 4, 5 & 24. Owner/Applicant: Richard L. Chorney. Regulated Activity Permit to demolish two existing buildings and construct new academic building within the 100ft wetland review area. **Receipt only.**

Thomas A. Stevens, professional engineer and land surveyor, presented application 17-02 on behalf of Richard Chorney, also present. The application proposes to demolish two existing buildings (closest 18'6" from wetland) and construct a new academic building (25'8" to wetland at closest point). Two existing septic systems adjacent to wetlands will be abandoned and two new septic systems (to service two existing dorms and new academic building) will be constructed beyond the 100ft review area—they will have to pipe across the wetlands, however, to leach fields upland. In response to IWA inquiry, Stevens stated the septic pump will be tied into an emergency generator and the pipe would be installed during the dry season.

**MOVED:** by B. Yaeger, and seconded by J. Mathieu, to receive Application 17-02. M. Ferris abstained. All other members present voted in favor. MOTION CARRIED

### 3) **Discussion of the Tuxis Pond Vegetation Management Plan.**

IWO Kuchta and Dave Anderson led a conversation about the Vegetation Management Plan at Tuxis Pond, which is intended to enhance downtown and make the pond more inviting/attractive.

One idea was to create a path that goes all the way around the pond; the topography is challenging, but it is an idea worth exploring.

D. Anderson asked the IWA if they felt they would be able to propose a plan themselves, or if the Town should seek outside expertise. B. Yaeger stated that she has access to software that would allow her to run calculations and determine if they can handle it. If so, they may form a subcommittee to assist in planning and execution.

## **SECTION 13 APPROVALS:**

**16-26. Wildwood Avenue/Sheep Pasture Road.** Map 54, Lot 21. Owner: Anne Marie Rickert. Applicant: Peter Marlowe. Proposed As-of-Right activity under Sec. 4.1 of the Regulations to conduct a selective timber harvest.

**17-03. 19 Jenda Way.** Map 114, Lot 8-3. Owner: David Champman. Applicant: Aquatic Pool. Regulated Activity Permit for installation of an in-ground swimming pool within the 100ft wetland review area.

**17-04. 234 Bartlett Drive.** Map 107, Lot 46. Owners: Gerald & Susan O'Sullivan. Applicant: Aquatic Pool. Regulated Activity Permit for installation of an in-ground swimming pool within the 100ft wetland review area.

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

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## **APPROVAL OF MINUTES:**

- Regular Meeting, December 5, 2016.

The minutes were reviewed and no amendments were made.

**MOVED:** by M. Ferris, and seconded by D. Newton, to approve the minutes of December 5, 2016 as submitted. B. Yaeger abstained. All other members present voted in favor. **MOTION CARRIED.**

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## **REMARKS:**

*Inland Wetlands Chairman:* None.

*Inland Wetlands Officer:*

IWO Kuchta reported on the Creamery Lane Violations. T. Paul recused himself from the discussion.

#34: They have reached a resolution with the Land Trust; a draft of this resolution is on file.

#36: They have reached a resolution with the Land Trust, but it is not yet on file.

B. Zdon asked IWO Kuchta to email the resolutions to IWA members, so they can review the plans and discuss at the next meeting.

#28: Keith Ainsworth, attorney for the Land Trust, reported that there is still no agreement between the Land Trust and the Suppa party. IWO Kuchta stated that this violation will remain on the agenda until resolved.

Ainsworth mentioned that the Land Trust intends to intervene with the earlier-discussed application, 17-01. The IWA and IWO Kuchta decided that they will contact the Town attorney to discuss the necessity of holding a public hearing for this application.

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**ADJOURNMENT:**

**MOVED:** By G. Falk, seconded by D. Newton, to adjourn at approximately 8:36 p.m. All members present voted in favor. MOTION CARRIED.

Respectfully submitted,

Shauna Dowd

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