

SUBJECT TO APPROVAL

**MADISON INLAND WETLANDS AND WATERCOURSES AGENCY
REGULAR MEETING MINUTES
Hybrid Meeting- Meeting Room 'A' in Town Campus & Zoom
January 9, 2023**

A Regular Meeting of the Madison Inland Wetlands and Watercourses Agency was held on Monday, January 9, 2023, at 7 p.m., hybrid; in Room A and by using Zoom Videoconferencing. The public was invited to participate in-person or remotely by joining the meeting through a Zoom webinar link password, telephone call-in number, and a webinar identification number. Meeting room, log-in and call-in details were posted to the Town of Madison website (<https://www.madisonct.org/>), prior to the meeting.

MEMBERS PRESENT: Kealoha Freidenburg, Joseph Budrow, Robert Zdon, Tom Clancy, and Lee Schumacher

ALERNATE PRESENT: Anna Loss

MEMBERS ABSENT: Martin Brogie

OTHERS PRESENT: Erin Mannix, Town Planner and agent for Madison Inland Wetland and Watercourse Agency

Chairman Freidenburg called the meeting to order at 7:05pm.

ELECTION OF OFFICERS (CHAIRMAN, VICE CHAIRMAN, SECRETARY)

Chairman - Kealoha Freidenburg
Vice Chairman – Joseph Budrow
Secretary – Robert Zdon

Commissioner Zdon made the motion to keep the current slate of officers. Seconded by Commissioner Schumacher and unanimously approved.

Chairman Freidenburg seated Anna Loss as a voting member.

PUBLIC HEARING:

22-42. 31 Stony Lane. Map 35, Lot 25-2, Parcel formally identified as north-eastern 5.8225 acres of 353 Boston Post Road, Map 36, Lot 25 Owners: Kingsley Goddard and Kelly Ann Quinlan, Applicant: The Residences at Barberry Farm, LLC; Regulated Activity Permit to construct twelve (12) detached single-family dwellings and associated site improvements within upland review area. *(Continuance granted to 2/14/23)*

Secretary Zdon made the motion to accept the continuance of public hearing 22-42 to February 6, 2023. Seconded by Commissioner Loss and unanimously approved.

REGULAR MEETING:

22-45. 44 Middle Beach Road West. Map 15, Lot 13, Owner/Applicant: James E. & Erin B. Burris, Regulated Activity Permit to raise existing single-family home to FEMA compliance, add second floor and create drive under garage.

Present- Chuck Mandel agent for the owners; he states the plan was revised based on Saturday's site walk. The revised plan was shown and reviewed. He further states the house will be made FEMA compliant and the existing structure will be demolished, the gravel pad is to be removed and replaced with the existing surrounding vegetation.

Mrs. Mannix states the architectural drawings indicate a drive under garage for the single-family house and the initial description was to raise the house. She further states converting part of this under area into a drive under garage, will require additional grading and removal of the retaining wall, which is not shown on the plan. Mr. Mandel states the wall is to be removed and when the house is lifted, they will be able to have a drive under. Furthermore, the garage floor will equal the existing basement floor; so, no grading is proposed. Mrs. Mannix states, although the driveway is proposed there's no actual driveway shown on this plan, she continues to say the application is to remove this structure, add a two-story structure and have the lowest level as a drive under garage and such should be indicated on the plans.

The commission asked if there was a maintenance plan for the restoration plantings, it was also suggested that a 3 to 5-year monitoring plan be included to make sure the plants survive.

Chairman Freidenburg asked about the proposed porch and steps as indicated on the plans and if that expands the footprint of the house. She felt this should be clarified because it was presented as being within the footprint of the house, and it's not so.

Commissioner Loss then asked that the species that were chosen for the restoration area be clarified.

Commissioner Schumacher asked what's the difference between the existing first floor and the proposed first floor elevation. Mr. Mandel states they were based on the elevations for FEMA.

Mrs. Mannix asked the commission if they wanted to see a revised plan to address the changes that are occurring to the site and whether or not they want an actual plan for maintenance of restoration plantings. All commissioners agreed a revised plan, planting justifications and a maintenance plan for the plants were needed.

Secretary Zdon made the motion to table application 22-45. 44 Middle Beach Road West to the next meeting. Seconded by Commissioner Schumacher and unanimously approved.

22-46. 300 Green Hill Road. Map 64, Lot 36. Owner/Applicant: Town of Madison, Regulated Activity Permit to remove and replace four existing tennis courts and add two additional courts within a wetland review area.

Mrs. Mannix states the applicant is the Town; representing the Town was Kent Gannon from Stantec Consulting Services and Felica Smith Gulick, project manager. Mr. Gannon states the town is seeking to both replace the aging courts and add to its current tennis courts inventory in order to accommodate the needs of the region. The Town is seeking to construct six (6) courts to replace the existing four (4) court complex. As directed by the Town, the existing bituminous concrete courts are to be replaced by post-tensioned (PT) concrete courts within the same general location. Mr. Gannon

reviewed the existing conditions as well as the proposed plan. He states the field work was conducted by Stantec soil scientist Joshua Weiss and there is no direct impact to the wetland.

Secretary Zdon asked about the viewing benches on the hill, and if they could be moved out of the uplands and shifted over. Mr. Gannon states yes, they could be more centered to the courts. Mrs. Mannix asked about the staging area and for Mr. Gannon to speak to the E&S temporary construction measures. Mr. Gannon states they would utilize the parking lot area for staging and a temporary construction fence would be installed. He later states a silt fence would be updated and added to address the E&S concerns. Mrs. Mannix further asked about the utility trenching as indicated on the plans. Per Mr. Gannon, the electric line is being pulled out of the project. Mrs. Smith further states all electrical trenching and conduit has been pulled out of the project due to budgetary constraints but this could be revisited in the future. Mrs. Mannix states there's an existing loading dock area that has a catch basin adjacent to the sidewalk and asked if there's protection for that. Mr. Gannon states it's not currently on this plan, but that can be updated.

After discussions, the following motion was made.

Commissioner Budrow made the motion to approve application 22-46. 300 Green Hill Road with the following conditions:

1). The applicant places the erosion and sediment controls accurately on a follow-up site plan. A site plan that should be brought to the planning and zoning commission with these changes; 2). The applicant removes all notation related to the electrical conduit locations and put a note that such activity has been eliminated from the plan; 3). The bench that is slightly in the upland review area be shifted in the direction that takes it out of the upland review area. Seconded by Lee Schumacher.

Mrs. Mannix then shared additional staff comments for conditions:

1). The Inland Wetland agencies agent be notified at least 48hours prior to commencement of any regulated activity; 2). At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Agency's agent to prevent erosion and sedimentation impacts to the wetlands and watercourses; 3). Erosion control and soil stabilization measures shall comply with the approved plan and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002.

Secretary Zdon amended the motion to include the 3 additional conditions.

IN FAVOR: Chairman Freidenburg, Vice Chairman Budrow, Secretary Zdon, Anna Loss, Lee Schumacher and Tom Clancy

OPPOSED: None.

ABSTAINED: None

22-48. 69 Kelsey Springs Dr. Map 79, Lot 9-10. Owners/Applicants: W. Roy & Mary E. Schulte, Trustees, Regulated Activity Permit to construct a single-family residence and associated site improvements within the upland review area of an inland wetland.

Present for application – Todd Anderson from Anderson Engineering & Surveying Associates. Mr. Anderson states the applicant would like to build a retirement home on the vacant lot. A site plan was

then shown and reviewed for the commission. Mr. Anderson states there was an updated wetland delineation and the wetlands were reflagged recently by Rich Snarski on 12.1.22. Chairman Freidenburg asked for details on the geothermal well – how deep and how far out the well would be as well as the connected pipes going to the house since those details were not shown on the plan. Commissioner Budrow asked why is there a potential 5 ft shift in the house and other associated activities. Mr. Anderson states the 5-ft potential shift in the house is because of the limits coming from the 18-inch maple towards the wetlands from the northeast corner of the house and they did not realize how close they were to the limbs of the tree. He further states there's the option of cutting the tree, or trimming a few of the limbs and shifting the house over 5 feet but his client has not decided as of yet. It was also asked if the shift could be further away from 5 ft. Mr. Anderson states there's constraints from the septic system and this application has not gone before the Health Department, he plans on meeting with them in the next 2 weeks.

Mrs. Mannix asked Mr. Anderson if he would like to meet with the Health Department and give his client an opportunity to determine if they would like to shift the house or would he rather move forward with action on this specific plan? Or to table this to the next meeting and see what revisions are made.

After discussions, the following motion was made.

Secretary Zdon made the motion to table application 22-48. 69 Kelsey Springs Dr to the next meeting. Seconded by Commissioner Loss and unanimously approved.

22-49. 32 New Rd. Map 49, Lot 25. Owners: RWT Corporation; Applicants: Thomas A. Stevens & Associates; Regulated Activity Permit to construct a 60' x 114' (3820sf) 1-story addition to the rear of existing manufacturing and demolition of 1351sf portion of a rear detached building; demolition and excavation prior to the proposed improvement, stormwater systems to be installed to mitigate and treat run off.

Present for application – Chuck Mandel and Ross McCartney. Mr. Mandel states the wetlands were recently flagged by soil scientist Robert Russo and as shown on the site plan for the commission, the applicant is proposing to infiltrate roof water from the new addition into a subsurface infiltration unit. The portion of the rear building that is to be removed, will be replaced with bituminous concrete. There will be no new increase in impervious area. Lastly, the applicant is proposing to realign the concrete blocks at the east side of the property.

The following staff comments were included for the record.

1. The Inland Wetland Agency's agent shall be notified at least 48 hours prior to commencement of any regulated activity.
2. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Agency's agent to prevent erosion and sedimentation impacts to the wetlands and watercourses. Erosion control and soil stabilization measures shall comply with the approved plan and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002. The location of the filter fabric fencing, as shown on the approved site development plan, shall serve as the limit of construction activities.
3. That no stockpiles be permitted within the 100ft upland review area during construction activities.

4. That the applicant submit a maintenance plan for the stormwater management system to the Inland Wetland Agent prior to any site disturbance.

Chairman Freidenburg made the motion to approve application 22-49 with the recommendations made by staff and that the date of the wetland delineation be added to the site plan. Seconded by Secretary Zdon.

IN FAVOR: Chairman Freidenburg, Vice Chairman Budrow, Secretary Zdon, Anna Loss, Lee Schumacher and Tom Clancy

OPPOSED: None.

ABSTAINED: None

RECEIPT(S):

23-01. 304 Copse Rd. Map 65, Lot 6. Owner Applicant: L. Alan Duques, Regulated Activity Permit to remove 13 trees located within 100 ft upland review area. ***(Recommended Section 13)***

Mrs. Mannix states she met with the applicant on site and walked the property; the trees that were looked at on site were then labeled and reflected on a survey that was shown for the commission. She further states the inland wetland boundary was just flagged. Some of the trees are in close proximity to the house and the applicant is also planning on further renovations which caused for the removal of the trees. After discussions, the following motion was made:

Secretary Zdon made the motion to convert application 23.01. 304 Copse Road to a Section 13 with the condition that no tree or woodchip materials be deposited within the upland review area or inland wetlands or watercourse. Seconded by Commissioner Schumacher and unanimously approved.

This approval includes stump grinding to just below existing grade so that the area can be established as lawn.

23-02. 43 Madison Springs Dr. Map 66, Lot 32. Owner Applicant: Rachel Kelly Voccola, Regulated Activity Permit to construct and in-ground swimming pool and associated patio and site improvements within 100 feet of an inland wetland.

Commissioners agreed a site walk is needed.

23-03. 15 Prospect St. Map 16, Lot 12. Owners: Hilary and Curtis Baker; Applicant: Gulick & Company; Regulated Activity Permit for installation of a pool, patio, landscape walls, landscaping and relocation of a municipal storm drainage pipe located on the property

Commissioners agreed a site walk is needed.

SECTION 13

22-47. 58 Nursery Ln. Map 130, Lot 52, Owner: Frank Marra, Applicant: Anderson Brothers Sanitation, Regulated Activity Permit to replace septic system within 100ft upland review area.

Approved as Section 13.

APPROVAL OF MINUTES:

Special Walk Meeting Minutes January 7, 2023

Secretary Zdon made the motion to table the special walk minutes for January 7, 2023. Seconded VC Budrow and unanimously approved.

Regular Meeting Minutes December 5, 2022

Secretary Zdon made the motion to accept the meeting minutes for December 5, 2022 as submitted. Seconded by VC Budrow and unanimously approved.

APPROVAL OF 2023 ANNUAL MEETING CALENDAR

Secretary Zdon made the motion to accept the annual meeting calendar as drafted. Seconded by Commissioner Schumacher and unanimously approved.

REMARKS: Inland Wetlands Chairman – None

Inland Wetlands Agent – None

ADJOURNMENT

Secretary Zdon made the motion to adjourn at 8:58p.m.; seconded by Commissioner Schumacher and unanimously approved.

Respectfully Submitted,
Racquel Stubbs