

SUBJECT TO APPROVAL

**MADISON INLAND WETLANDS AND WATERCOURSES AGENCY
REGULAR MEETING MINUTES
September 12, 2022**

A Regular Meeting of the Madison Inland Wetlands and Watercourses Agency was held on Monday, September 12, 2022 at 7 p.m., remotely, using Zoom Videoconferencing. The public was invited to attend by joining the meeting through Zoom webinar link and password, telephone call-in number, and a webinar identification number. Log-in and call-in details were posted to the Town of Madison website prior to the meeting.

MEMBERS PRESENT: Chairman Kealoha Freidenburg, Secretary Robert Zdon, John Mathieu, Martin Brogie and Lee Schumacher

ALERNATE PRESENT: Anna Loss

MEMBERS ABSENT: Vice Chairman Joseph Budrow

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

Chairman Freidenburg called the meeting to order at 7:04pm.

PUBLIC HEARING

22-36. Race Hill Rd. Map 139, Lot 22. Owner/Applicant: Robert Uthoff, Jr., Regulated Activity Permit for construction of 20ft span-6ft rise galvanized steel structural plate bottomless arch culvert that will carry a private residential driveway over Dowd Hollow Brook.

Chairman Freidenburg made the motion to open the Public Hearing; seconded by Commissioner Schumacher.

IN FAVOR: Chairman Freidenburg, Secretary Zdon, John Mathieu, Anna Loss, Lee Schumacher and Martin Brogie

OPPOSED: None.

ABSTAINED: None

Present for the application - Mike Ott from Summer Hill Civil Engineers & Land Surveyors, P.C. Mr. Ott went over the project scope for the propose and reviewed the location plan for the site. Mr. Ott states Richard Snarksy identified the wetlands and delineated the fields; he further states a report was also prepared and submitted for the record.

Commissioner Mathieu asked, if this application is approved, who is responsible for supervising the construction? Mr. Ott states he of course and the commission can also add a condition of approval for someone to observe the project or periodic reports can be given to the wetland officer. Commissioner Schumacher asked how long will construction last? Mr. Ott states 8 weeks per the plans. Commissioner Mathieu also asked are there qualified local contractors for the project? Mr. Ott states yes, for ex. Schumack Engineered Construction.

Mrs. Mannix then asked Mr. Ott to speak to the size of the culvert as far as the opening, the standards, as well as the environmental impacts. Mr. Ott spoke about the requirements of the US Army Corps of engineers' self-verification form, and further discussed the open ratio requirement.

Commissioner Loss asked how much disturbance is occurring between the driveway and vernal pool and is it possible to tighten up the sediment erosion control measures. Mr. Ott referred to the Inland wetland and Watercourse table impact shown on the map and reviewed the measurement for the upland review area disturbance.

Commissioner Brogie asked how was the crossing location selected, and what are the functions and values of the vernal pool as further evaluation is needed. He further states, there seems to be lack of survey / grading and/ or property boundaries within the plan. Also, a delineation report detailing how far into the property Mr. Snarsky went will give a full picture of the property boundary and the rationale for the flags that were hung.

Chairman Freidenburg states the delineation for this application was completed for what is being proposed tonight and not the entire 10 acres for the property.

Commissioner Loss suggests it may be useful for the wetland report to incorporate a sketch to confirm the limits that were delineated as well as to include a vernal pool assessment. She states those insights from the delineator would be helpful when making a formal decision.

Both Commissioner Loss and Brogie stated more information was needed for this application - details on the functions and values of the vernal pool, wildlife habitat and the impact this would have on the species.

Secretary Zdon asked about construction parking and equipment storage and how will that affect the area (wetlands) / traffic safety. Mr. Ott states the contractor will be responsible for traffic control and appropriate warning signage; they are also responsible for having a flag person in the road. In regards to the wetlands, an equipment and material storage area has to be approved by the engineer per the plans and the contractor has to stay within the limits of disturbance.

Commissioner Brogie asked if the plans show any layout areas or construction areas? Mr. Ott states no and the contractor would have to evaluate the site, make arrangements and schedule deliveries without going outside the limit of disturbance.

Chairman Freidenburg then asked for public comments.

Per Mrs. Mannix, the agency received one written comment from Gerald and Sandra Gerletz which is included in the record and was shared with the agency.

Dave Wanik – 161 Race Hill Rd – states there were issues with accessing tonight's meeting which may impact the public from joining the meeting and voicing their concerns. Mr. Wanik states he had questions on timing – he asks, because of turtle impact is there a pause between November 31 and March 31. Mr. Ott states yes there's a recommended window for construction. He further states given the vernal pool and potential draining – is it a one-day process and are there impacts on the water table near the vernal pool? Mr. Ott states he is not clear how long the pump will have to run until the contractor is on site.

John Minickene – 171 Old Toll Road – Mr. Minickene states he also had difficulties with the meeting ID and password and asked if the meeting is being recorded. Mrs. Mannix states yes – the meeting is available on YouTube. Mr. Minickene asked about the line of sight and if that was discussed during the meeting. Mr. Ott states no as that is not a wetland issue but a department of public works concern.

Edwin Wolf – 197 Race Hill Rd – states the certified letter had the wrong information for accessing the public hearing and would like to know the impacts upstream and downstream and the impact of construction on the pond.

After public comments, Chairman Freidenburg states issues with assessing tonight's meeting is one reason to hold the public hearing open. She also stated additional information is needed from the applicant as there's a need to understand other wetlands and the impact.

After discussions, agency members agreed the application is incomplete per significant activity regulation and section 7.6 should be revisited; the agency is mostly concern with letters C, D, E and parts of F (2 & 4 and parts of 5) of section 7.6 as this would be helpful when making a decision.

Commissioner Schumacher made the motion to continue the public hearing for application 22-36 Race Hill Rd to the next upcoming meeting. Seconded by Commissioner Brogie.

IN FAVOR: Chairman Freidenburg, Secretary Zdon, John Mathieu, Anna Loss, Lee Schumacher and Martin Brogie

OPPOSED: None.

ABSTAINED: None

REGULAR MEETING

22-32. 1389 Durham Rd. Map 146, Lot 2. Owners: Thomas and Rebeka Knowlton; Applicant: Thomas Knowlton; Regulated Activity Permit application to construct a two-story addition for 3 car garage addition with living space above and installation of new bituminous concrete driveway within 100ft upland review area.

Present for the application – Thomas and Nate Knowlton.

Mr. Thomas Knowlton shared a revised plan with the agency detailing new additional information for the proposed activity. As requested by the agency, the Inland Wetlands and Watercourse boundary was delineated by a certified soil scientist, Matthew Sanford; the width of the proposed driveway was reduced to 12ft relocating it further from the watercourse, and directing storm drainage towards the center landscape island that will serve as a rain garden. A wetlands maintenance plan was also provided identifying recommended tasks to maintain the functionality of the watercourse. Lastly, a landscape buffer was added between the proposed driveway and watercourse. Nate Knowlton gave a brief description as to the type of plantings that would be put in for the buffer and rain garden. Commissioner Loss asks what type of delineation was completed – Mr. Thomas Knowlton states it was center line delineation – she further states that this should be highlighted on the plan. Chairman Freidenburg states it would be great to have native species for the buffer next to the wetlands and to have more details on the rain garden.

Commissioner Schumacher made the motion to approve application 22-32 1389 Durham Rd Durham Rd. Map 146, Lot 2. Owners: Thomas and Rebeka Knowlton; Applicant: Thomas Knowlton; Regulated Activity Permit application to construct a two-story addition for 3 car

garage addition with living space above and installation of new bituminous concrete driveway within 100ft upland review area with the following conditions:

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. 3. The applicant shall submit a planting plan of native species for the vegetative buffer to the Agency's Agent prior to construction activities. Any areas between the vegetative buffer and the watercourse shall be maintained per submitted maintenance plan. 4. The applicant note on the plan additional information on the rain garden 5. The wetland flags denote the center line of the stream. Seconded by Chairman Freidenburg.

Comments: Commissioner Brogie ask if Mrs. Mannix will review the details on the rain garden. Mrs. Mannix states yes, and that can also be added as a detail on the plan as well as a planting list.

IN FAVOR: Chairman Freidenburg, Secretary Zdon, John Mathieu, Anna Loss, Lee Schumacher and Martin Brogie

OPPOSED: None.

ABSTAINED: None

22-26. 353 Boston Post Rd. Map 36, Lot 25. Owner: Kingsley Goddard and Kelly Ann Quinlan; Applicant: The Residence at Barberry Farm, LLC; Regulated Activity for the construction of 22 detached single-family dwellings, associated subsurface sewage treatment systems, stormwater management system, installation of associated utilities, and common driveways within 100ft upland review area. ***(APPLICATION HAS BEEN WITHDRAWN)***

SECTION 13

22-34. 477 Bartlett Dr. Map 106, Lot 24. Owners: Mostafa and Shirani Analoui; Applicant: Mostafa Analoui. Regulated Activity Permit for placement of a 10 x 12 pre-built shed on gravel in a wetland review area.

22-35. 6 Deer Creek. Map 55, Lot 7/1/6. Owner/Applicant: David Rackey; Regulated Activity Permit to construct a 8 x 15 extension on existing deck within an upland review area.

22-37. 62 Suffolk Dr. Map 157, Lot 16/12. Owner: Sheri Rossi; Applicant: CT Permit Services; Regulated Activity Permit to replace an existing 12ft x 12ft deck with a new 16ft x 12ft deck within 100ft upland review area.

22-38 46 Neck Road, Map: 24, Lot: 35, Owner: Ellen Aub; Applicant: Maintenance Masters CT LLC; Regulated activity permit to reconstruct sunroom on side of house as family room; convert enclosed front porch to open front porch within 100ft upland review area.

22-39 118 Beechwood Dr., Map 130, Lot 33, Owner: Janet T. Anderson Family Trust; Applicant: Archie Bailey; Application for regulated activity to replace septic tank and d-box for subsurface sewage disposal system within 100ft upland review area.

22-40 51 Island Avenue., Map 47, Lot 44, Owners/Applicants: Gordon C. & Rebecca P. Streeter; Application to construct a sunroom addition and porch expansion on front of existing single-family residence within 100ft upland review area.

All completed / approved as Section 13 per Mrs. Mannix, Town Planner and agent for Madison Inland Wetland and Watercourse Agency.

Approval of Minutes:

Regular Meeting Minutes August 1, 2022

1. Secretary Zdon states in the description of application 22-29 – a comma or/ and should be inserted. Regulated Activity Permit application to modify approved site plan to relocate the house **and** alter driveway configuration within 100ft. upland review area.
2. In the motion, for application **22-30. 183 Race Hill Rd** – it should state **All trees and brush removed from the property shall be stored or placed outside the 100ft upland review area.**
3. On Page 6 – Secretary Zdon states Mr. Snarksy was spelled incorrectly.

Site Walk Minutes August 27, 2022

Secretary Zdon states Chairman Freidenburg was spelled incorrectly.

Secretary Zdon made the motion to approve the regular minutes of August 1st 2022 and the site walk minutes of August 27, 2022 subject to the typos being corrected. Seconded by Commissioner Schumacher.

IN FAVOR: Chairman Freidenburg, Secretary Zdon, John Mathieu, Anna Loss, Lee Schumacher and Martin Brogie
OPPOSED: None.
ABSTAINED: None

Remarks: Inland Wetlands Chairman - Chairman Freidenburg states if the upcoming meeting has a lighter application load, action items such as forms / processes can be reviewed.
Inland Wetlands Officer – None

Adjournment

Commissioner Schumacher made the motion to adjourn at 9:31p.m.; seconded by Commissioner Brogie and unanimously approved.

Respectfully Submitted,
Racquel Stubbs