

**INLAND WETLANDS COMMISSION
REGULAR MEETING
OCTOBER 23, 2012
MINUTES**

The Bolton Inland Wetlands Commission held its regular meeting on October 23, 2012 at the Bolton Town Hall. Members present were Chairman James Loersch, Polly Silva, Maryanne Edwards, Jane Darico, Ross Lally and alternate Krista Edwards. The meeting was called to order by Jim Loersch at 7:03 P.M.

1. APPROVAL OF AGENDA

A motion was made by Polly Silva, seconded by Maryanne Edwards to approve the Agenda as presented. Motion passed unanimously.

2. PUBLIC COMMENT

None.

3. OLD BUSINESS

A. APPLICATION 2012-12 – MATTHEW & KATIE HANNON – 33 LAKESIDE CIRCLE – DEMOLITION OF EXISTING SINGLE FAMILY DWELLING AND DETACHED GARAGE; CONSTRUCT NEW SINGLE FAMILY HOUSE WITH ATTACHED GARAGE WITHIN THE REGULATED AREA.

Chairman Loersch opened with a disclaimer explaining that he is acquainted with Attorney Steve Penny, who represents the Hannons in this matter, and stated that he has no interest or anything to gain from the present application.

Steve Penny recapped his presentation for members who were absent from the last meeting. He stated that at the site walk last week, Inland Wetlands Agent Barbara Kelly and the Town Planner John Pagini suggested that they try an alternative layout for the proposed residence. Steve Penny explained that nothing would be gained by an alternative layout and in fact a few things would be lost such as they would be violating the front yard setback, they would be losing a contiguous passive recreation area and also the visual impact afforded by the original proposal.

Gary Sweet, from ADM Architects, presented a plan of the proposed alternative 'L' shaped home, noting that the structure would now have to be a two-story structure with less usable space, more square footage and a steeper pitch to the roof.

Mr. Penny read a letter into the record from George Logan, Professional Wetland Scientist from Rema Ecological Services, LLC dated 10/23/12, wherein Mr. Logan assessed the proposed alternative and concluded that he would not recommend the alternative house configuration over the original plan.

After a brief question and answer period, a motion was made by Ross Lally, seconded by Polly Silva to deem this activity a regulated activity of non-significant impact pursuant to Section 3.5 of the Inland Wetlands Regulations. Motion passed unanimously.

A motion was made by Ross Lally, seconded by Maryanne Edwards to grant a permit finding in the affirmative pursuant to Section 5.7 A parts 1, 2 and 3 of the Inland Wetlands Regulations with the following conditions:

1. That soil erosion and sediment control measures be installed, adjusted and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control;
2. That the work be done in accordance with the Site Plan revised 9/25/12 and labeled Revision 3; and
3. That a plan be submitted to the Inland Wetlands Agent for approval, prior to construction, showing that rain that falls on the driveway will be directed to Rain Garden #1.

Motion passed unanimously.

B. APPLICATION 2012-13 – STEVEN TOOMEY & ANNE DECKER - 30 TOOMEY ROAD – CONSTRUCT NEW DRIVEWAY AND UTILITIES FOR NEW HOUSE & INSTALL GROUNDWATER AND SURFACE DRAINS WITHIN THE REGULATED AREA

Eric Peterson from Gardner & Peterson Associates was present to discuss this application to construct a new driveway and utilities for a proposed house and to install groundwater and surface drains within the regulated area, on a 7.5 acre parcel. Among the activities within the regulated area are the creation of a settling basin to hold rainwater, the installation of a utility pole and footing drain and a portion of the gravel driveway including street ditch culverts.

The commission received an engineering review letter from town engineer Joe Dillon dated 10/22/12 with recommendations for this application. Jim Loersch suggested they revise the plan to reflect the comments of Joe Dillon.

After a brief question and answer period, a motion was made by Ross Lally, seconded by Maryanne Edwards to deem this activity a regulated activity of non-significant impact pursuant to Section 3.5 of the Inland Wetlands Regulations. Motion passed unanimously.

A motion was made by Ross Lally, seconded by Maryanne Edwards to grant a permit finding in the affirmative pursuant to Section 5.7 A parts 1, 2 and 3 of the Inland Wetlands Regulations with the following conditions:

1. That soil erosion and sediment control measures be installed, adjusted and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control;
2. That the work be done in accordance with the Site Plan dated 9/11/12 and revised 10/16/12;
3. That the plans be modified to address the comments of Joe Dillon's 10/22/12 letter as well as the three additional comments of the Inland Wetlands Commission at tonight's meeting.

Motion passed unanimously.

4. NEW BUSINESS

None.

5. WETLANDS AGENT REPORT

Barbara Kelly submitted notes she had taken from the two site walks on 10/16/12.

She reported on High Ridge Farm and circulated pictures of work done. Members discussed whether the requirements of approval had been met and Jim requested that Barbara bring the letter from the Wetlands Scientist to the next meeting.

Barbara went out to assess Phase III of the sewer project for erosion and sedimentation measures, and mentioned that the sewer permits for hookups will be handled online.

6. APPROVAL OF MINUTES:

A. SEPTEMBER 25, 2012 REGULAR MEETING

A motion was made by Maryanne Edwards, seconded by Krista Edwards to approve the above minutes as presented. Motion passed with two abstentions by Ross Lally and Jane Darico.

7. OTHER

Polly Silva reminded members of the upcoming CACIWC meeting on November 17, 2012. Training workshop brochures were circulated to members for sign up, and a voucher was given to Maryanne Edwards to use.

8. ADJOURNMENT

A motion was made by Ross Lally, seconded by Jane Darico to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 8:34 P.M.

Respectfully submitted,

Kathy Sheridan
Board Clerk

PLEASE SEE THE MINUTES OF SUBSEQUENT MEETINGS FOR THE APPROVAL OF THESE MINUTES AND ANY CORRECTIONS HERETO.