



First land deed from the Indians
April 12th 1659

TOWN OF WOODBURY

INLAND WETLANDS AND WATERCOURSE AGENCY

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UNOFFICIAL DRAFT MINUTES – NOT YET APPROVED BY AGENCY REGULAR MEETING INLAND WETLANDS AND WATERCOURSES AGENCY FEBRUARY 22, 2010

MEMBERS PRESENT

Mary Tyrrell Marty Newell (arrived 7:40)
Sue Windesheim Charlie Lewis
Robert Walleck

ALTERNATE PRESENT

Ernest Werner

OTHERS PRESENT

AEA George Johannesen

ALTERNATES ABSENT

Don Richardson
Tim Drakeley

1.) Regular Meeting

- a. Chairwoman Tyrrell called this regular meeting of the Inland Wetlands and Watercourses Agency to order at 7:34 pm.
- b. Chairwoman Tyrrell seated Sue Windesheim, Charlie Lewis, Robert Walleck and herself. Ernest Werner was seated for Marty Newell. Reference was made to the Connecticut General Statutes regarding conflict of interest and the Town Regulations.

2.) Enforcement Report

It was determined that there was nothing to discuss regarding enforcement.

3.) Pending Applications- None

4.) New Applications

10-IW-1002/ Estate of Paul F. Cassidy (owner)/AEA George Johannesen (agent)/146 South Pomperaug Avenue/Renovate & expand existing motel building/reconfigure gravel parking area/install landscaping/Map 102/Lot 001

The agent for the applicant, George Johannesen, requested that the Agency vote the application onto the agenda.

MOTION: To add to the agenda application 10-IW-1002 Estate of Paul F. Cassidy (owner) AEA George Johannesen (agent) 146 South Pomperaug Avenue to renovate and expand existing motel building, reconfigure gravel parking area and install landscaping- Map 102, Lot 001.

Made by Windesheim, seconded by Walleck. Vote 5-0 in favor.

Mr. Johannesen of Allied Engineering reviewed plan entitled Proposed Site Development Plan dated 2/17/10. He noted that the area is within the Aquifer Protection Zone. He reported that the wetlands have been flagged and that the existing building is mostly inside the 100 foot setback.

Mr. Johannesen explained that the proposal is to move the gravel parking away from the building. A large landscape area will be created. The existing rooms are to be pushed out over the existing sidewalk and three rooms are to be added at the end of the building. The existing two bedroom apartment will be removed. The three washing machines will be removed as well. Laundry will be done by a service. This plan will reduce the sewage flow to 1% over the aquifer requirements. He noted that erosion control measures are included in the plan.

Marty Newell was seated at 7:40 and Ernest Werner stepped down.

The Agency inquired about the existing island that is a buffer from Route 6. Mr. Johannesen explained that two trees may be removed from that area. He clarified for the Agency that the existing building wall would be moved out 4 ½ feet over the sidewalk. A new sidewalk is proposed, which is to be graded to slope away from the building. He confirmed for the Agency that the brook is located mostly off the property.

Mr. Johannesen discussed with Chairwoman Tyrrell that the proposed landscaping is technically a rain garden. She noted that she could not be sure that infiltrators would not be required. Chairwoman Tyrrell noted that she will ask that a review of this proposal is done by Land-Tech.

The Agency agreed to review the Town Planner's Review and Land-Tech's report at the next meeting. They will schedule a site walk at that time. Mr. Johannesen agreed to stake the building end so that the distance from the brook can be seen.

5.) Other Business

IWWA draft application

Robert Walleck confirmed that the members received Draft Copy 2 and noted that the draft changes had been accepted. Changes included an area to list attachments, the inclusion of the website address, an area to list easements and abutments as well as an area to list utility services. He confirmed that the lot number and property information will be in one place on the application. A checklist for the applicant has been added to the application.

The members discussed the question regarding the applicant's interest in the land and agreed that examples should be included in an effort to clarify this question. Charlie Lewis explained that the area regarding cost is important for the applicant to understand the expense of the proposed project.

Ernest Werner questioned the requirement to also sketch the plan when submitting an engineered plan. Chairwoman Tyrrell clarified that if an engineered plan is submitted, there is no need to submit a sketch on page 5. The Agency agreed that if a sketch is used the scale should be noted as well as compass North should be indicated.

The members discussed the requirement of the application being submitted no later than Wednesday before the meeting date. Chairwoman Tyrrell questioned whether this was in conflict with State Statute and requested clarification from the Town Planner. It was suggested that the Wednesday deadline could be indicated as strongly encouraged.

Chairwoman Tyrrell confirmed with the Agency that the members are comfortable with what is on the application.

6.) Privilege of the Floor

Chairwoman Tyrrell looked for comments from the public. Sue Windesheim observed clear cutting on the property on Sanford Road for the Hardesty application. The Agency agreed to ask Joe Chapman to visit the site.

Chairwoman Tyrrell explained that there has been a question regarding the renewal of the application of the temporary greenhouse on 115 Flanders Road. She read aloud a letter sent to the property owner dated 2/22/10 inquiring the status of the temporary greenhouse.

7.) Consideration of Minutes

MOTION: To approve minutes of the February 8, 2010 Regular Meeting with the following amendment:
Page 3 – 4th paragraph, change from Radar to “Rader”.

Made by Lewis, seconded by Windesheim. Vote 5-0 in favor.

8.) Clerk’s Bill

MOTION: To approve clerk’s bill as presented.

Made by Newell, seconded by Walleck. Vote 5-0 in favor.

9.) Correspondence

Chairwoman Tyrrell noted that there is an open space in Thursday night’s meeting in Middlebury regarding legal issues if an IWWA member would like to attend.

Chairwoman Tyrrell reviewed the correspondence with the Agency, which included a Farming & Inland Wetlands Forum to be held on March 4th by the CT Farm Bureau and correspondence dated 2/16/10 including the report from Land-Tech on the Winer-Sorrensen application.

10.) Update of Planning and Zoning

C. Lewis reviewed the Zoning Minutes of 2/9/10 with the Agency. He noted that they reviewed the Land Use Regulation revisions. They closed Public Hearing for the Antique Market.

S. Windesheim summarized the 2/3/10 Planning Minutes. The Mackey subdivision Public Hearing was continued. They expect to vote on the Plan of Conservation and Development in March.

11.) Adjournment

MOTION: To adjourn the meeting at 8:57 p.m.

Made by Newell, seconded by Windesheim. Vote 5-0 in favor.

Filed subject to approval.
Respectfully Submitted,

Tai Kern
Clerk