

AGENDA

Inland Wetland Agency
Tuesday, January 22, 2008
Council Chambers, Audrey beck Building

SPECIAL MEETING - NO OTHER BUSINESS WILL BE CONDUCTED

Call to Order: 7:00 PM

Election of Officers:

Executive Session:

Roll call:

Review of Minutes of Previous Meetings and Action Thereon:
January 7, 2008 - Regular Meeting

Communications:

Outstanding Enforcement Actions: None.

Old Business:

W1383 - Bobb - Separatist & N Eagleville R - 7 lot subdivision
Mandatory action date is February 11, 2008.

New Business:

None.

Reports of Officers and Committees:

Other Communications and Bills:

DEP- Lycott Environmental - Notices of treatment at:
Cary Pond - Mt. Hope Rd
Benson Pond - Wormwood Hill Rd

Adjournment:

SPECIAL MEETING - NO OTHER BUSINESS WILL BE CONDUCTED

MINUTES

MANSFIELD INLAND WETLANDS AGENCY Regular Meeting, Monday, January 7, 2008 Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Kochenburger, P. Plante, G. Zimmer
Members absent: B. Ryan
Alternates present: M. Beal, L. Lombard, B. Pociask
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:01 p.m. and appointed Alternate Beal to act in Ryan's absence.

Minutes:

12/3/07 - Hall MOVED, Holt seconded, to approve the minutes as written. MOTION PASSED with all in favor except Gardner who disqualified herself. Beal noted that he had listened to the tapes.

12/17/07- Hall MOVED, Holt seconded, to approve the minutes as written. MOTION PASSED with all in favor except Gardner and Goodwin who disqualified themselves.

Old Business:

Continued Public Hearing:

W1383 - Bobb - Separatist & N Eagleville R - 7 lot subdivision

Chairman Favretti opened the continued Public Hearing at 7:03 p.m. Members present were R. Favretti, B. Gardner, J. Goodwin, K. Holt, P. Kochenburger, P. Plante, G. Zimmer, and Alternates M. Beal acting in Ryan's absence and L. Lombard acting for Hall who disqualified himself. Meitzler listed the following communications received and distributed to all members of the Agency:

- 11-16-07 memo from E.H.H.D.
- 12-18-07 Letter from Mary-Ann Haverstock, CT. DEP
- 12-20-07 Written Testimony re: Arthur's Pond from Mansfield Conservation Commission
- 1-2-08 memo from Patricia Young, Natural Resource Specialist, Eastern Connecticut Conservation District
- 1-3-08 Letter from Dilaj of Datum Engineering
- 1-3-08 Set of revised plans from Datum Engineering
- 1-4-08 Memo from Grant Meitzler, Assistant Town Engineer
- 1-6-08 Letter from Towne Engineering
- 1-7-08 Letter from A. Hilding
- 1-7-08 Letter from Hilding & Salario

Michael Dilaj, Datum Engineering, discussed in detail the items that were raised in Grant Meitzler's 1-4-08 memo. Dilaj reviewed the inclusion of rain gardens to address run-off issues.

Favretti asked Dilaj who would be responsible for maintaining the rain gardens, and noted that if they are not cared for regularly, they will not perform properly. Dilaj did not have a response but added that P. Young of E.C.C.D. endorsed the use of rain gardens as well as check dams for the stream bed.

John Ianni, Professional Soil Scientist, discussed in detail the submitted yield plan.

Dilaj reviewed Director of Planning Gregory Padick's memo and addressed key components. Dilaj also discussed the relocation of the Hilding property drainage pipe.

Favretti asked if Agency members had any questions.

Holt felt the yield plan may not be viable or acceptable to the PZC. She asked the applicant to consider alternatives to crossing and filling the wetland, such as bridging the wetland or by building an access road/driveway off North Eagleville Road and not crossing the wetland at all. Holt questioned if the Hilding drainage pipe is presently draining directly into the wetland and if the proposed footing drain will drain within the D.A.E, noting that the plans show it draining outside the D.A.E. She also expressed concern for the maintenance of the rain gardens proposed for this plan.

Zimmer questioned staff if the homeowners are responsible for maintaining the rain gardens, and does the town have the right to inspect them, and furthermore, would the town take on such a responsibility.

Favretti asked Dilaj if the proposed plan isn't overly dependent on "crutch" solutions in order to make it function properly. He also asked Meitzler to check on the legality of the town enforcing homeowners to maintain the rain gardens.

Zimmer questioned Dilaj if the future owners of lot 2 can access the pond on their property without going through the wetland. He also inquired as to the benefit of not installing basements on lots 1 and 2.

Donald Aubrey, Towne Engineering, expressed his concern about installing rain gardens. He stated that from his experience with rain gardens they are not as effective as time goes on due to lack of maintenance and proximity to houses. Aubrey reviewed his memo that he had sent to his client, and he presented a copy to members and for the record. He noted the significance of the filling of the wetland and stated that a road accessing the lots off North Eagleville Road would be a feasible and prudent alternative to the proposed common driveway.

Kochenburger wondered if the Agency could proceed without a legal decision on the drainage pipe from the Hilding property since a conflict about its location still remains. Padick said the IWA can act without a resolution to the drainage pipe issue.

Alison Hilding, 17 Southwood Road, discussed in length her concerns. She referred to the pictures that were submitted this evening and that are to be included in the record. Dilaj responded about her concerns, and reiterated his plans to relocate her drainage pipe.

Favretti noted that there were no further comments or questions from the applicant, public or Agency.

Holt MOVED, Plante seconded, to close the IWA Public Hearing at 8:43 p.m. MOTION PASSED with Hall disqualified. Favretti declared that the Agency will discuss the application at a Special Meeting in mid-January (1/22/08) in preparation for draft motions to be ready for the February 4th meeting.

New Business:

None.

Communications:

The Wetland Agent's Monthly Business report was noted.

Reports of Officers and Committees:

None.

Other Communications and Bills:

Noted.

Adjournment:

The meeting was adjourned at 8:44 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary