



MINUTES

October 10, 2019

PRESENT: Elizabeth Craig (Chair), Scott Fischer, Claudia Avallone, Nick Lee

ALSO PRESENT: Mike Conklin, Director of Environmental Affairs; Liz Larkin, Recording Secretary; Pete Romano, LandTech; Neil Hicks, Hicks Construction; Valeri Jensen, Property Owner; Gene Nazzaro, Nazzaro, Inc.; Chris Allen, LandTech; Roxane Witke, Neighbor; Sandra Mintz, Neighbor; Lawson McWhorter; Michele Haggerty, Neighbor; Thomas Nelson, McChord Engineering Associates; Kate Throckmorton, Environmental Land Solutions, LLC; Peter Zareski, Neighbor; Zehra Kuz; Oasis Design Lab; Jeremy Rabinowitz, President, Turtlehead Association; Kenneth Rhodes, Property Owner

ABSENT: Kathie Mandel (notified of intended absence), Rick Stow (not notified of intended absence)

I. CALL TO ORDER

Mrs. Craig called the meeting to order at 7:30 pm.

II. SHOW CAUSE HEARINGS

A. SULLIVAN – 356 Nod Hill Road – Cease & Desist – unauthorized excavation in a wetland and regulated area

Mr. Conklin provided an overview of the violation. The Property Owner was not present for the hearing.

Mr. Lee MOVED to UPHOLD the Cease & Desist Order and require a “corrective action” application to be submitted by November 13, 2019 at 3:00pm, SECONDED by Mr. Fischer and CARRIED 4-0-0.

B. WET#2280(S) MONTANARO – Wampum Hill Road (Assessor’s Map#9 Lot#6) – Cease & Desist – failure to follow through with Special Conditions

Mr. Conklin advised the members about the lack of follow through and timing on this application and subsequent violation. He indicated the property owner and his attorney have requested to present at the next meeting of the Commission.

Mr. Lee MOVED to UPHOLD the Cease & Desist Order and requested the owner to appear at the next meeting, SECONDED by Mr. Fischer and CARRIED 4-0-0.

III. PUBLIC HEARINGS

A. WET#2586(S) CANNONWOODS, LLC – Cannon Road (Assessor's Map#21 Lot#13) – proposed 5-lot subdivision

The Applicant provided a letter confirming they would like to continue the Hearing until the next meeting on October 24, 2019.

B. WET#2597(S) 144 HUCKLEBERRY HILL ROAD, LLC – 144 Huckleberry Hill Road – proposed pond restoration and expansion of shoreline

The Applicant's Agent provided an overview of the proposal. All questions and comments were addressed. Mr. Conklin asked to keep the hearing open to allow him time to complete a staff report.

Roxane Witke, Sandra Mintz, Lawson McWhorter, and Michele Haggerty are all neighbors to the property that asked questions and raised concerns.

The Public Hearing was continued until October 24, 2019.

C. WET#2598(S) BUTLER – 101 Long Meadows Road – restoration of Silvermine River

Mr. Nelson provided an overview of the need for this restoration. Peter Zareski, a neighbor of the subject property raised concerns about flooding on his property.

Ms. Avallone MOVED to CLOSE the Public Hearing, SECONDED by Mr. Fischer and CARRIED 4-0-0.

Mr. Fischer MOVED to APPROVE WET#2598 with the normal Special Conditions, and Special Conditions that the applicant will hire a site monitor and provide weekly reports to the Office of the Commission, submit an as-built and certification of the work completed, and provide a new planting plan including the addition of 2 trees to be approved by staff, SECONDED by Mr. Lee and CARRIED 4-0-0.

IV. APPLICATIONS READY TO BE REVIEWED

A. WET#2594(I) GOTLIEB – 62 Cobbs Mill Road – proposed 2-story addition with new driveway, patio, walkways, extended deck and 2 retaining walls with stairs

Ms. Kuz explained the addition and excavation that would be required. The Commission asked questions about the proposal.

Mr. Lee MOVED to APPROVE WET#2594 with the normal Special Conditions and Special Condition that the shed be moved to 50 ft. from the wetland with the location approved by staff prior to construction and an as-built is required, SECONDED by Ms. Avallone and CARRIED 4-

0-0.

B. WET#2600(I) TURTLEHEAD ASSOCIATION, INC. – Dark Pond Trail (Assessor’s Map#66 Lot#22) – “corrective action” to address storm debris deposited in a regulated area

The Applicant reviewed the proposal and answered questions from the Commissioners.

Mr. Fischer MOVED to APPROVE WET#2600, with the normal Special Conditions and the Special Conditions that the site shall be stabilized by December 1, 2019, SECONDED by Ms. Avallone and CARRIED 4-0-0.

C. WET#2601(I) RHODES – 239 Olmstead Hill Road – proposed addition and B100a

Mr. Rhodes described the proposal and answered questions from the Commissioners.

Mr. Lee MOVED to APPROVE WET#2601 with normal Special Conditions and additional Special Conditions that the new owners will receive an organic lawn care package and pass it back to the town within 5 days of closing, SECONDED by Mr. Fischer and CARRIED 4-0-0.

Mr. Lee MOVED to ADD WET#2604 to the Agenda for Acceptance, SECONDED by Ms. Avallone and CARRIED 4-0-0.

V. APPLICATIONS TO BE ACCEPTED

A. WET#2603(I) RYDER – 480 Nod Hill Road – proposed addition and B100a

B. WET#2604(I) MASSARO – 21 Wolfpit Lane – “corrective action” to address unauthorized removal of 10 trees in a regulated area

Mr. Lee MOVED to ACCEPT WET#2603 and WET#2604, SECONDED by Ms. Avallone and CARRIED 4-0-0.

VI. APPROVED MINOR ACTIVITIES - None

VII. CORRESPONDENCE - None

VIII. OTHER APPROPRIATE BUSINESS – None

IX. VIOLATIONS

1. VAGNER – 26 Rocky Brook Road – 6 trees removed and yard debris in a regulated area

The Commissioners agreed to an extension until this meeting. Nothing has been received.

2. 21 WOLFPIT LANE – unauthorized removal of 10 trees in a regulated area

Application was received and accepted earlier in the meeting.

X. APPROVAL OF MINUTES – September 26, 2019 Meeting Minutes

CORRECTION: The Minutes should read that Mike Conklin, Director of Environmental Affairs, was not present for the meeting.

Ms. Avallone MOVED to APPROVE the Meeting Minutes of September 26, 2019 as amended, SECONDED by Mr. Fischer and CARRIED 4-0-0.

XI. ADJOURN

Mr. Fischer MOVED to ADJOURN at 9:46 pm, SECONDED by Ms. Avallone and CARRIED 4-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs