



## MINUTES

October 24, 2019

**PRESENT:** Elizabeth Craig (Chair), Scott Fischer, Claudia Avallone, Kathie Mandel

**ALSO PRESENT:** Mike Conklin, Director of Environmental Affairs; Liz Larkin, Recording Secretary; Pete Romano, LandTech; Kate Throckmorton, Environmental Land Solutions, LLC; Jolley Frank, Property Owner; Liz Suchy, Carmody, Torrence, Sandak & Hennessey; Deborah Brancato, Carmody, Torrence, Sandak & Hennessey; Tom Quinn, Peak Engineers, LLC; Beth Evans, Evans & Associates; Alan Pilch, Beth Evans & Associates; Sarah Curtis, Neighbor; Joe Polito, Polito Builders; Marco Massaro, Property Owner

**ABSENT:** Nick Lee & Rick Stow (notified of intended absences)

### **I. CALL TO ORDER**

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

### **II. SHOW CAUSE HEARINGS**

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

Mr. Conklin explained the violation for not following the Special Conditions of the Permit. Mr. Romano provided the Commission with the required information to satisfy the Special Conditions.

The Cease & Desist will remain upheld until the bond is submitted.

Ms. Mandel MOVED to ADD Frank Show Cause Hearing and Ye Show Cause Hearing to the Agenda, SECONDED by Ms. Avallone and CARRIED 4-0-0.

#### **B. FRANK – 111 Chestnut Hill Road – unauthorized site work in a regulated area**

Mr. Conklin explained the violation and timeframe. Ms. Throckmorton explained the site work was for the removal of invasives to allow for septic testing.

Ms. Mandel MOVED to UPHOLD the Cease & Desist and require a “Corrective Action” permit no later than December 11, 2019, SECONDED by Ms. Avallone and CARRIED 4-0-0.

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\*Minutes have not been reviewed by this Board and may be subject to revision in future minutes

**C. WET#2569(S) YE – 101 Glen Hill Road** – new installation of drainage without a permit

Mr. Conklin advised the violation was addressed and the Cease & Desist should be removed.

Ms. Avallone MOVED to RELEASE the Cease & Desist for Ye, SECONDED by Ms. 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’s Agents provided an overview of the proposal and revisions on the new plans and confirmed all requests from the Third Party Peer Review have been addressed.

Ms. Suchy granted an extension of time for the Public Hearing. The Hearing was continued until November 14, 2019.

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

The Applicant’s Agent provided letter of withdrawal for a defect in the Application.

**C. WET#2602(S) FRANK – 111 Chestnut Hill Road** – proposed addition and B100a

Mr. Quinn described the proposed additions and B100a. All questions and comments were addressed.

With no further questions or comments, the Public Hearing was closed.

Mr. Fischer MOVED to APPROVE WET#2602 with the normal Special Conditions SECONDED by Ms. Mandel and CARRIED 4-0-0.

**IV. APPLICATIONS READY TO BE REVIEWED**

**A. 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

Mr. Conklin noted SNEW submitted comments on this application after the initial vote to approve.

The Commissioners agreed the vote for approval will stand.

**B. WET#2603(I) RYDER – 480 Nod Hill Road** – proposed addition within a regulated area

The Applicant’s Agent reviewed the proposal and answered questions from the Commissioners.

Ms. Avallone MOVED to APPROVE WET#2603, with the normal Special Conditions, SECONDED by Mr. Fischer and CARRIED 4-0-0.

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

Mr. Conklin explained the violation and history of the property. Ms. Throckmorton reviewed her mitigation plan. The Commission requested a revised plan with a smaller patio closer to the house to protect the buffer.

With no further questions or comments, the Hearing was continued.

**V. APPLICATIONS TO BE ACCEPTED**

- A. WET#2605(S) 144 HUCKLEBERRY HILL ROAD, LLC – 144 Huckleberry Hill Road** – proposed pond restoration and expansion of wetland shoreline

Ms. Avallone MOVED to ACCEPT WET#2605, SECONDED by Ms. Mandel and CARRIED 4-0-0.

**VI. APPROVED MINOR ACTIVITIES - None**

**VII. CORRESPONDENCE - None**

**VIII. OTHER APPROPRIATE BUSINESS**

- A. WET#2553(S) BEMA GROUP, LLC – 338 Westport Road** – “corrective action” to address encroachment past the approved limit of disturbance and install a pool

Mr. Conklin provided a copy of the Field Report from a recent visit to the site which indicates none of the Special Conditions have been completed by the due date. Mr. Conklin recommended that if they do not comply by November 4, 2019, a Cease & Desist will be placed on the property.

**IX. VIOLATIONS**

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

Mr. Conklin advised that Hoffman Landscapes has been retained by the owners.

Ms. Mandel MOVED to direct Hoffman/Applicant to come in with plans prior to the November 14, 2019 Meeting.

**X. APPROVAL OF MINUTES – October 10, 2019 Meeting Minutes**

Ms. Avallone MOVED to APPROVE the Meeting Minutes of October 10, 2019 as drafted, SECONDED by Mr. Fischer and CARRIED 3-0-1 with Ms. Mandel abstaining as she was not present.

**XI. ADJOURN**

Mr. Fischer MOVED to ADJOURN at 10:10 pm, SECONDED by Ms. Avallone and CARRIED

4-0-0.

Respectfully Submitted,  
Liz Larkin  
Recording Secretary, Environmental Affairs