

ENVIRONMENTAL PROTECTION COMMISSION
REGULAR MEETING/PUBLIC HEARING
MINUTES
April 4, 2007

Wednesday, April 4, 2007 7:30 p.m. Room 119
Town Hall

Chairman Hillman called the meeting to order at 7:35 P.M. Commission Members Present: Peter Hillman, Susan Cameron, Reese Hutchison, Ellen Kirby, Pete Kenyon and Craig Flaherty.

Staff Present: Richard Jacobson

Court Reporter: Bonnie Syat

Mr. Hillman read the first agenda item:

EPC-14-2007 Kim and Matthew Swift, 177 Leroy Avenue, proposing driveway improvements and sewer line installation within an upland review area.

Sara McCool represented the applicant. She said the existing driveway is in poor shape and they are proposing to make repairs and install a sewer force main. They will change the parking surface to add 20 additional square feet and replace the existing cross culverts.

Mr. Hillman asked if the shed was existing. Ms. McCool said yes. Mr. Hillman asked if they would consider moving the shed. Ms. McCool said the rest of the property is mostly ledge and there are no other flat areas. Mr. Hutchison asked if the sewer would be a gravity line. Ms. McCool said it would be a pump system. Mr. Flaherty asked which side the of the driveway the line would be installed in. Ms. McCool said the east side.

Ms. Cameron made a motion to approve the application with the stipulations that additional plantings within the wetland edge on both sides of the driveway be done, and as-built of the sewer line will be provided and the line will be installed on the east side of the driveway if feasible. Ms. Kirby seconded the motion and it passed unanimously.

Mr. Hillman read the next agenda item:

EPC-07-2007 Rod and Julia Parker, 29 Point O' Woods Road, proposing drainage repairs and improvements within the regulated area and within the upland review area.

The Commission previously received a draft resolution to approve the application. Mr. Hillman made a motion to approve the application. Ms. Cameron seconded the motion and it passed unanimously.

Mr. Hillman read the next agenda item:

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EPC-16-2007 Patrick Goulding and Anna Zaranski, 5 Holly Lane, proposing to demolish an existing house and construct new dwelling within an upland review area.

Mr. Goulding and Ms. Zaranski represented themselves.

Mr. Hillman said a public hearing would be in the public interest and there is potential for significant impacts to a sensitive area. Ms. Cameron asked to see a stormwater management plan. Mr. Hillman asked that the drainage be addressed before the public hearing. Mr. Hutchison asked for an area map identifying the flood zones in the area. The Commission scheduled a public hearing on the application for May 2, 2007.

Mr. Hillman read the next agenda item:

EPC-21-2007 Katherine Kidder, 43 Blueberry Lane, proposing wetland restoration plantings to correct a violation.

Attorney Al Tibbetts represented the applicant.

Mr. Hillman said the Commission's policy is to have public hearings on violations. Ms. Cameron said she would like to see additional trees on the planting plan, including white oaks and other specimen trees. Mr. Hillman asked the applicant to provide documentation regarding the time line of the violation and asked staff to provide the minutes of previous meetings for the previous application by the former owners.

Mr. Hillman read the next agenda item:

EPC-15-2007 George and Kiyomi Masek, 10 Great Hill Road, proposing an addition to an existing residence within an upland review area.

Mr. Masek and Jacob Bigosinski, Architect, represented the applicant. Mr. Bigosinski described the minor disturbance to the upland review area and then proposed protection to the wetland. The Commission did not have any other concerns with the plan. Mr. Hillman made a motion to approve the application. Mr. Hutchison seconded the motion and it passed unanimously.

Mr. Hillman read the next agenda item:

EPC-17-2007 Kathy and Tom Arrix, 63 Salem Straits, proposing foundation construction to enclose existing porch within an upland review area.

Jeff Stanley, Builder, represented the applicant. He said the proposal is to enclose the existing patio and provide a footing for the enclosure. Ms. Cameron asked that the meeting minutes reflect that there is no proposed extension of the existing patio.

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Ms. Cameron made a motion to approve the application. Mr. Hutchison seconded the motion and it passed unanimously.

Mr. Hillman read the next agenda item:

EPC-18-2007 Terry and Leslie Laughren, 88 Delafield Island Road, proposing construction of a walkway, grading, and planting within an upland review area.

Gil Wheless, Landscape Architect, represented the applicant. He said the proposal will help solve an erosion problem by providing boulder rip- rap and extensive plantings. He described the proposed staircase and Trex decking to provide access to the lower level of the building. Mr. Hutchison asked about the wall construction. Mr. Wheless said he prefers to use boulders with sonotubes to ledge. Mr. Hutchison asked if there were trees proposed to be removed. Mr. Wheless said none were planned to be removed. The proposed access path would be temporary.

Ms. Cameron made a motion to approve the application. Mr. Hillman seconded the motion and it passed unanimously.

Mr. Hillman read the next agenda item:

EPC-19-2007 Kelly and Peter Frank, 45 Granaston Lane, proposing additions to an existing residence within an upland review area.

Mr. Frank represented himself. He said they appeared before the Commission last year with a second story addition and deck. He said the cost of the second floor was far in excess of their expectations. He said the new addition and deck will not be any closer to the wetland than the previously approved deck which is a distance of 33 feet. Mr. Flaherty asked about the extent of flooding on March 2. Mr. Frank said there was no flooding over the banks of the river. Ms. Cameron asked if they would be willing to replace the tree to be removed in another location on the property. Mr. Frank said they would.

Mr. Hillman made a motion to approve the application with a stipulation that there be an additional tree planted on the property. Ms. Cameron seconded the motion and it passed unanimously.

Mr. Hillman read the next agenda item:

EPC-20-2007 Middlesex Club, 20 Echo Drive, proposing pool decking and storage shed construction within an upland review area.

Mr. Flaherty recused himself on this application and left the room.

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Brian McMahon, P.E., Redniss and Mead, represented the applicant. Mr. McMahon said the relocation of the deck and diving board is the result of code changes regarding diving requirements. Ms. Cameron said she appreciated seeing the cross section of the project relative to the wetland. The Commission did not have any other concerns with the application or potential impact to the wetland.

Mr. Hutchison made a motion to approve the application. Ms. Cameron seconded the application and it passed unanimously.

Mr. Hillman read the next agenda item:

EPC-22-2007 Mark Fox and Tracy Baumer, 135 Brookside Road, proposing an addition to an existing dwelling.

Mr. Fox represented himself. He said the proposed addition would be done from the driveway with no ground disturbance necessary. He said the extension of the foundation would be outside the 50 foot upland review area. The Commission asked for a clearer plan showing the proposed activity and continued the item until April 11.

Mr. Hillman read the next agenda item:

EPC-23-2007 Howard W. Barker, Jr. 17 Little Brook Road North, proposing wetland plantings in a regulated area.

Andrew Loglisci represented the applicant. Mr. Loglisci described the proposed plantings in the wetland. Ms. Cameron asked that there be no Yellow Flag Iris in the plantings. Mr. Jacobson asked to substitute Sweet Flag for the proposed Cattails.

Ms. Cameron made a motion to approve the application. Mr. Hillman seconded the motion and it passed unanimously.

Mr. Hillman read the first hearing item at 8:30 p.m.

EPC-13-2007 Kai Young, GPG Builders, 19 Greenwood Avenue, proposing to demolish an existing house and construct new dwelling within an upland review area.

Greg Lieberman of Stearns & Wheler represented the applicant.

Mr. Hillman said the premise of the remediation work was not specified. He said he would like to see a more specific plan. Mr. Lieberman said the plantings were specified on sheet 6 and the intent was to remove the invasive species and inventory the plants to be saved. He said more plantings may need to be added. Ms. Cameron asked how the mitigation area would be demarcated from the lawn and suggested boulders along the edge.

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Mr. Flaherty asked for existing and proposed contours and backup calculations for the drainage. He said the project was tripling the impervious area and asked about soil tests. He said he was concerned about the concentration of the cultic units. Mr. Lieberman said the soil tests showed the soils to be well drained. He said they could possibly add rain gardens in the front of the property for the driveway runoff. Mr. Flaherty asked them to consider distributing the stormwater units across the contours. Ms. Cameron asked if they could consider reducing the size of the garage. Mr. Liberman said they would look at it. The Commission continued the public hearing until May 2 to allow the applicant to provide revised plans.

Mr. Hillman read the next hearing item:

EPC-12-2007 Thomas and Lynne Mercein, 29 Sunswyck Road, proposing construction of a pool within an upland review area.

Todd Ritchie, P.E., Stearns and Wheler, represented the applicant. He reviewed the alternative designs discussed at the last meeting. Ms. Mercein said that they have a contract to sell the house and the new owner would like to pursue the pool permit. Ms. Cameron asked if they had considered a smaller pool and a smaller deck. Ms. Mercein said the patio could be removed. Mr. Hillman said he is concerned with the steep slopes and the future maintenance and chemical runoff. Mr. Flaherty asked the total disturbance area. Mr. Ritchie said they would provide that area. Mr. Flaherty asked if there was a proposed planting plan and restoration and mitigation plan. Mr. Ritchie said they would provide it.

Mr. Hillman opened the meeting to public comment.

Mr. Frank Penn of 46 Sunswyck Road said he has lived in the area since 1962. He said the property has been renovated several times. He said it is a manufactured site. He said the preferred location should be approved. The wetland is a drained wetland and, in his view, will not be changed by the application.

Susan Doelp of 17 Sunswyck Road said she would like the preferred alternative because the property has a view of her backyard. She said she had drainage concerns which were allayed by the hearing.

Mr. Ritchie said the existing walls would remain. Ms. Mercein said that after the paddle tennis court was removed they restored the area.

The Commission continued the public hearing until May 2 to allow the applicant to address the Commission's concerns.

Mr. Hillman read the next agenda item:

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Proposed Notice of Wetland Permit – draft language for land record notices to be reviewed and adopted.

The Commission discussed the language and provided suggested changes.

Minutes of March 7, 2007

Mr. Hillman made a motion to approve the minutes. Mr. Flaherty seconded the motion and it passed unanimously.

Minutes of March 21, 2007

Mr. Kenyon made a motion to approve the minutes. Ms. Kirby seconded the motion and it passed unanimously.

Mr. Lewis made a motion to adjourn. Mr. Hutchison seconded the motion and it passed unanimously.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

Richard B. Jacobson
Environmental Protection Officer