

ENVIRONMENTAL PROTECTION COMMISSION
REGULAR MEETING MINUTES

February 3, 2016

7:30 P.M.

Room 206, Town Hall

Mr. Joosten called the meeting to order at 7:30 P.M

Commission Members Present: Eric Joosten, Ed Sweeney, Susan Mackenzie, Lucia Zachowski, and Jim Millard

Staff: Jacobson

Reporter: Syat

Mr. Joosten called the following agenda item:

EPC-05-2016, Robert & Alexandra Eising, 15 Pilgrim Road, proposing house addition and patio construction within an upland review area. The site is shown on Assessor's Map #1 as Lot #21.

Matt Dougherty, Architect, represented the Applicants. He said the proposed project area is 700 square feet, of which 500 is within the upland review area, He said they are proposing an 18 inch gravel trench around the patio.

Ms. Zachowski asked if fill will be brought in. Mr. Dougherty said there will be some fill to level the area.

Mr. Jacobson said that the proposed new roof area is very small and the Commission has approved an equivalent area of wetland restoration in lieu of providing stormwater management.

Mr. Sweeney moved to approve the application with a planting plan to be approved by staff and subject to conditions that will be set forth in the approval to be sent to the applicant. Ms. Zachowski seconded the motion and it passed 5-0.

Mr. Joosten called the following agenda item:

EPC-06-2016, Jeffery & Valerie Cohen, 84 Christie Hill Road, proposing pool construction within an upland review area. The site is shown on Assessor's Map #28 as Lot #4H.

Jeff McDougal, L.S. represented the Applicant. He said they are proposing the pool in an existing lawn area. He said the wetland is behind a wall within a conservation easement. He said they will redesign the drainage to not allow for the water surface area storage.

Ms. Zachowski asked about the slope and grading. Mr. McDougal said there will be some cut and fill required.

Ms. Mackenzie moved to approve the application with the requirement that the drainage design be revised and subject to conditions that will be set forth in the approval to be sent to the applicant. Ms. Zachowski seconded the motion and it passed 5-0.

Mr. Joosten called the following agenda item:

EPC-07-2016, Suzanne H. Okie, 10 Raiders Lane, proposing construction related to a four lot subdivision within upland review areas. The site is shown on Assessor's Map #70 as Lot #17, 18 & 19.

Attorney Jim Murphy represented the Applicant. He said they are proposing a four lot subdivision. He described the proposed regulated activities and said there has been considerable thought given to the engineering design which he will describe in more detail at the public hearing.

Mr. Joosten said he would like information on the amount of cut and fill, blasting, and the septic fields. Mr. Murphy said the design engineers will provide that information. He said the septic plans will be reviewed by the Health Department.

Mr. Joosten asked about an adjacent parcel labelled as owned by the Land Trust on the site but not the survey. Mr. Murphy said he will have to check on that.

Mr. Sweeney moved to schedule a public hearing for March 2 as being in the public interest. Ms. Zachowski seconded the motion and it passed 5-0.

The Commission discussed hiring an independent engineer to review the application. Mr. Jacobson said he will request a quote from Todd Ritchie.

Mr. Joosten called the following agenda item:

EPC-08-2016, John D. Hertz, 131 Hollow Tree Ridge Road, proposing construction related to a self-storage facility within a regulated wetland and an upland review area. The site is shown on Assessor's Map #48 as Lot #3.

Doug DiVesta, P.E. represented the Applicant. He described the proposed self-storage facility. He said Tom Pietras located a small, low quality wetland. He said they are proposing to fill the wetland and create a wetland within the detention basin. He described the proposed storm water management system.

MS. Zachowski asked if there will be a maintenance plan for the drainage systems. Mr. DiVesta said yes.

Ms. Mackenzie asked about the type of wetland plantings proposed. Mr. DiVesta said they will work with the Landscape Architect.

The Commission discussed holding a public hearing since the proposal involves filling wetlands and may have a significant impact. Mr. Sweeney moved to schedule a public hearing for March 2. Ms. Mackenzie seconded the motion and it passed 5-0.

Mr. Joosten called the following agenda item:

EPC-02-2016, Everett Schenk, 19 Salisbury Road, proposing site development related to a new single family home within an upland review area. The site is shown on Assessor's Map #1 as Lot #101.

Doug DiVesta, P.E., represented the Applicant. He said the revised plans were prepared based on the Commission's comments and comments from the Health Department. He said the wetland was flagged by Aleksandra Moch and is located along westerly boundary. He said he has clarified the location of the Goodwives River being to the west closer to Brookside Road. He said there is an unnamed tributary to the river across Salisbury Road.

Mr. Joosten opened the hearing for public comment.

Walter Tabaschek, 25 Salisbury Road said he is concerned he may receive more water onto his property. Mr. DiVesta said he will look at that issue.

Kevin Kulak, 58 Pembroke Road said he thinks the wetland report is misleading. He said he is concerned with putting a new septic in the rear yard and the possible impact on his well.

Mr. Tabaschek said he also has a well in his back yard.

Mr. DiVesta said he will have Aleksandra Moch review her report. He said they have done extensive soil testing and the septic must be located in the rear yard to meet the health code. He said Mr. Kulaks property is higher than their property and the proposed septic is much farther away from his well than the required 75 feet.

Ms. Mackenzie asked if the flow direction will change. Mr. DiVesta said no.

Ms. Zachowski asked if there will be an increase in runoff. Mr. DiVesta said no.

Mr. Sweeney asked if there will an increase in impervious surface. Mr. DiVesta said there will be a small increase but because they are using the required "fresh meadow approach" there will be a slight decrease in runoff.

Ms. Mackenzie moved to continue the public hearing to March 2. Ms. Zachowski seconded the motion and it passed 5-0.

Mr. Joosten called the following agenda item:

EPC-04-2016, Doherty & DeLeo Development, LLC, 11 Sunswyck Road, proposing site development related to a new single family home within an upland review area. The site is shown on Assessor's Map #62 as Lot #34.

Doug DiVesta, P.E. described the project as a tear down re-build on a rear lot two acres in size. He said Tom Pietras flagged the wetlands on site. He said they moved the pool to the south at the suggestion of the Commission. He said they revised the storm water plan to treat water quality and reduced the amount of fill necessary in the upland review area. He said the storage volume in the depressed area is approximately 6500 cubic feet.

Mr. Joosten opened the hearing to public comment.

Gregory Glaston, 17A Sunswyck Road asked if there would be any change in runoff to the ravine between his property and the subject property. Mr. DiVesta said there would be no change in the runoff in that direction.

Dan Cooney, 16 Sunswyck said he was concerned about increase runoff to his property from the overflow of the pond in large storms. Mr. DiVesta explained the measures they are taking to contain flow onto his property including driveway catch basins and raising the grade to contain runoff. He said they could raise the grade a little more for additional protection.

Rick Rohr, 15 Sunswyck Road asked about temporary dewatering basins, sump pump discharge, if there will be a generator, the elevation of the cul-tech units, if there will be a pre-blast survey and any effect of runoff on the wetland.

Mr. DiVesta said they will not have a sump pump and do not expect to need to dewater but will provide a basin if necessary. He said the cul-tec elevations are provided. He said the generator is outside the upland review area. He said the Fire Marshall will require a pre-blast survey if blasting is required. He said the proposed water quality treatment system is designed to prevent impacts to the wetland.

Mr. Sweeney asked if the catch basins are sized for large storms. Mr. DiVesta said they are picking up a small area of driveway. He said he believes they will be adequate.

Ms. Zachowski asked about the impact of increased water volume on the wetland. Mr. DiVesta said the area already receives the runoff volume from all but the very large storm events.

There being no additional members of the public who wished to speak, Mr. Sweeney moved to close the public hearing. Ms. Mackenzie seconded the motion and it passed 5-0.

The Commission proceeded to deliberate on the application.

Mr. Millard said the plan seems to address the concerns raised during the hearing and he would be in favor an approval.

Ms. Mackenzie said she agrees there were valid concerns raised and that they can be addressed.

Mr. Sweeney said he agrees with the consensus to approve with the plan revision to the contours to increase runoff storage, a maintenance plan, and a planting plan. He moved to approve the application with those conditions and subject to additional conditions that will be set forth in the approval to be sent to the applicant. Ms. Zachowski seconded the motion and it passed 5-0.

Mr. Joosten called the following agenda item:

Notice of Encroachments within a Conservation Easement, Donald & Susan Young, 455 Mansfield Avenue (To be continued to March 2)

Mr. Jacobson said he has been in touch with the owners of the property who are away. They have retained counsel and would like to postpone until March or April.

Mr. Jacobson said the encroachments have been in place since at least 2008 or earlier. It was the consensus of the Commission that there would be no harm in delay but the issue must be addressed.

Mr. Joosten called the following agenda item:

Update on Wetlands and Watercourses Regulations

Mr. Jacobson said a final draft will be available before the March meeting and the public hearing will likely be April 6.

The minutes of January 6 were tabled until March 3

Mr. Millard moved to adjourn. Mr. Sweeney seconded the motion and it passed 5-0.

The meeting adjourned at 9:50 p.m.

Respectfully submitted,

Richard Jacobson
Environmental Protection Officer