

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Monday, May 5, 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, B. Pociask (7:15), B. Ryan
Alternates present: M. Beal, G. Lewis, L. Lombard
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:02 p.m.

Minutes:

4/7/08-Gardner MOVED, Plante seconded, to approve the minutes as written. MOTION PASSED UNANIMOUSLY.

4/16/08-Holt MOVED, Ryan seconded, to approve the field trip minutes as written. MOTION PASSED with Ryan, Holt, Hall and Beal in favor and all others disqualified.

4/21/08 - Holt MOVED, Hall seconded, to approve the minutes as written. MOTION PASSED UNANIMOUSLY.

Communications:

The Wetland Agent's Monthly Business report was noted.

Outstanding Enforcement Actions:

None.

Public Hearing Continued:

W1395 - Green - Wormwood Hill Road - 11 lot subdivision

Favretti opened the continued Public Hearing at 7:04 p.m. Members present were R. Favretti, B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Kochenburger, P. Plante, B. Pociask (7:15), B. Ryan, and alternates M. Beal, G. Lewis, L. Lombard. Alternate Lewis was appointed to act until Pociask's arrival. Grant Meitzler, Wetlands Agent, referenced his 4-28-08 memo and noted that no other communications were received.

Rob Hellstrom, Land Surveyor, representing the applicant, requested a 35-day extension to the Public Hearing in order to address comments from staff and the Agency and to revise the plans. Attorney McGrath agreed to present an official letter of extension for the record. Hellstrom responded to comments made in reports from staff, discussing Lot 3 extensively.

John Ianni, Professional Soil Scientist, Highland Soils, discussed the significance of the wetlands on Lot 3. Favretti asked why the wetland boundaries are

depicted angularly on the plans instead of in their natural form. Ianni responded that they are connected from flagging point to flagging point by straight lines. Ianni spoke of moving the driveway away from the vernal pool, noting a wood frog habitat at that location.

Holt questioned Hellstrom as to why the DAE near the driveway of Lot 6 still remains 3 feet away from the wetlands, as noted in Meitzler's memo. Hellstrom felt that he may eliminate Lot 6 driveway and join it to that of Lot 7, thus making a common driveway. He will review the matter and revise the plans accordingly.

Attorney John McGrath presented a letter to the Agency requesting a 35-day extension.

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

Holt MOVED, Hall seconded, to continue the Public Hearing to 6/2/08 and to accept McGrath's letter requesting a 35-day extension. MOTION PASSED UNANIMOUSLY.

Public Hearing:

W1397 - R.F. Crossen - Windwood Acres Subdivision - 6 lots

Favretti opened the Public Hearing at 7:30 p.m. Members present were R.

Favretti, B. Gardner,

J. Goodwin, R. Hall, K. Holt, P. Kochenburger, P. Plante, B. Pociask, B. Ryan, and alternates M. Beal, G. Lewis, L. Lombard. Grant Meitzler, Wetlands Agent, read the legal notice as it appeared in the Chronicle on

4-22-08 and 4-30-08 and referenced his 5-1-08 memo and a 4-28-08 report from John Ianni, Professional Soil Scientist.

Mark E. Peterson, P.E., Gardner & Peterson Associates, LLC, represented the applicant. He discussed the key components of both the subdivision and yield plans, stating that the 66-acre parcel was logged 5 to 10 years ago and that most of the specimen trees were removed at that time. Peterson reviewed the specifics of each lot and noted that the applicant proposes two common driveways in lieu of a road because the driveways will have less impact on the wetlands than the road. He stated that two level spreaders will be installed to control the run-off from the two driveways.

John Ianni, Professional Soil Scientist, Highland Soils, reviewed the characteristics of the extensive wetlands, stating that for the purposes of review he separated the site into three sections. Ianni reviewed the significant portions of the wetlands and noted that there are vernal pools on site which are amphibian breeding areas having both the spotted salamanders and wood frogs. He reviewed how the applicants propose to cross one wetland area with one common driveway, which becomes two common driveways, to access the whole subdivision, and they propose a second wetland crossing to access Lots

16 & 17. He noted the dimensions of disturbance in each wetland area, and how use of common driveways will lessen the impact.

Holt wondered why the applicants weren't using an arch culvert. Ianni responded that if fish were present in the wetlands, he would recommend an arch culvert, but since there are none he would not recommend this. She asked if they had considered a bridge which she feels would lessen the impact to the wetlands.

Lombard questioned if it is fair to say the proposed crossing will have the lesser amount of impact than any other alternative.

Favretti asked for and was given the dimensions of the two crossings.

Holt questioned what the frontage would be without crossing any wetlands. Peterson responded that there is approximately 1,552 feet of frontage.

Hall asked what the sightline is for the driveway approaching the hill, and was assured that sightlines were good in all directions.

Gardner verified that the Town of Willington was notified, noting the impact to the neighboring town.

Holt expressed concern for the driveways crossing the wetlands and would like the applicant to spend more time looking into ways to avoid the crossings.

Beal wanted to know if the part of the wetlands that acts as a water conveyance system runs year round in the common driveway area. He agrees with Holt's idea that a bridge would be more appropriate.

Hall questioned if installing a bridge would cause as much disturbance to the wetlands as a box culvert.

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

Hall MOVED, Holt seconded, to continue the Public Hearing until 6/2/08. MOTION PASSED UNANIMOUSLY.

Old Business:

W1393 - LaGuardia - Quiet Meadow Subdivision - Dodd Road - 9 lots
Item tabled pending a continued Public Hearing on 5/19/08.

New Business:

W1398 - Algonquin Gas Transmission LLC - Gas line repairs

Meitzler updated the Agency on the report, and noted that no action is necessary. By consensus the Agency recommended that the Chairman with staff assistance should submit a letter to Algonquin Gas stating there is no objection, and that the Wetlands Agent should be informed as work begins.

W1399 - Sandall - house addition and deck - Crane Hill Road

Goodwin MOVED, Holt seconded, to receive the application submitted by Keith Sandall (IWA File #W1399) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for a 12x12 foot master bedroom and an 8x20 foot deck addition, at 84 Crane Hill Road, on property owned by the

applicant as shown on a map dated 4/30/08, and as describe in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment.

Field Trip Date: May 14, 2008, 1 P.M.

Reports of Officers and Committees:
Noted.

Other Communications and Bills:
Noted.

Adjournment:
The meeting was adjourned at 8:26 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary