

**COVENTRY INLAND WETLANDS AGENCY
MINUTES
SPECIAL MEETING OF THURSDAY, JANUARY 26, 2017**

CALL TO ORDER:

By: Mathieu

Time: 7:02 p.m.

Place: Town Hall Annex

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Lori Mathieu, Chairperson	X	
	Lukas McNaboe	X	
	Sam Norman, Treasurer		X
	David Rosa	X	
	Thomas Woolf, Vice Chairman	X	
ALTERNATE MEMBERS:	Open		
	David Sorich		X
STAFF:	Todd Penney, Wetlands Agent	X	

OLD BUSINESS:

- #16-36W Applicant: Susan Chambers, 133 Ogden Lord Road, Marlborough, CT.
Owners: Susan and Theodore Chambers. Agent: Bushnell Associated, LLC. Location of the Activity: 21 West Shore Drive (Assessor's Map R, Block O, Lot 61). Description of Project: Construction of a new single family house, driveway, underground utilities, drainage pipe replace, demolition of existing house and replace with a new she covered porch.**

Susan and Theodore Chambers were present along with Andrew Bushnell, Bushnell Associates.

Bushnell commented that feedback received from the IWA and Staff at a previous meeting was taken into consideration by the applicants and Bushnell that resulted in some changes to the plan. To recap: the existing seasonal structure will be demolished and a shed with an open area will be constructed on the same footprint. There are no impacted wetlands with this activity.

The new house construction, set farther back on the property, is within the 75' upland review area. Because of the comments, the house was shifted five feet to the north moving it away from the wetlands. The sewer easement on the property creates a pinch point for location of the house and the driveway cannot be shifted because of the location of the well. Also, the limit of clearing was reduced in the area above the house to minimize impact. A field stone lined plunge pool is being proposed on the south side of the driveway and a dry grass swale is proposed instead of piping the length of the culvert. The swale is suggested to be eight-feet wide with six-inch-high stone dams to slow down the velocity of the water. These features will treat the water from the driveway.

Staff has reviewed these plans during the past few hours. His concern is in capturing and treating the storm water from the pervious driveway. Staff wants to be sure the water running into the culvert and then dry swale does not back up into the wetlands complex. He feels more detail is needed on the plan in regards to the construction sequence, materials to be used for the construction, the capacity of the mitigation features, and the sediment and erosion controls to be utilized during the construction phase of the house. He feels further review of the plan is necessary after which he will prepare a new memo. Mr. Bushnell will then prepare a final plan.

The Agency may approve the plan subject to Staff's review or wait until the next meeting when they can review the final plan before approval. Should IWA decide to wait until the next meeting before making a decision, an additional extension from the applicant is necessary. Should the extension not be granted, they would have no choice but to deny the application without prejudice. Mathieu prefers waiting for Staff's written comments and the final plans; this has been the historical practice of the IWA. Staff prefers this approach as well.

Mr. Chambers stated that they wish to move into the new house by Thanksgiving, a date for which they are running out of time. He prefers that the Agency made a decision subject to Staff's final review.

Staff countered that excavating cannot be started until late March, therefore, he feels that waiting until the next meeting is not causing any delay to the applicants.

Mathieu queried the Members for their opinion of making a decision this evening subject to Staff's final review in order for the Chambers to move forward with their plans. Rosa indicated he is getting the impression that Staff is not comfortable with that approach. Mathieu is not entirely comfortable either, but would be amenable to voting with conditions. However, the Agency may not be seeing the final plan.

Ted Chambers is not in agreement of having the IWA delay a decision until the next meeting.

Mathieu addressed the Chambers in stating that the Agency typically waits for Staff's comments in writing and review of the final plan.

Mrs. Chambers asked Staff when his comments would be ready to which Staff indicated that it would be ready early next week if not by Friday. Once the memo is provided to Bushnell, he must update the plan. The Members are amenable to holding a Special Meeting to review the memo and final plans prior to the regular February meeting. Staff commented that the maximum extension of twenty-seven days must be granted to reach the regular meeting date in February with the understanding that the scheduling of a special meeting will be attempted. He added that the Agency should not get into the habit of scheduling special meetings.

Mathieu stated that from her perspective she has always preferred Staff's written comments and the final plans prior to making a decision. The Members are volunteers that rely on Staff's experienced review and comments for the best information available before making a decision. In this case, she does not think the best information has been obtained.

Mr. Chambers countered that he is comfortable with granting a two-week extension. Staff indicated the extension must be granted for the maximum of twenty-seven days to bring the review period to the next regularly scheduled meeting. A Special Meeting will try to be scheduled, but that may not happen, which is the reason for the maximum extension.

Mr. Chambers approved the extension was approved until February 22, 2017.

The hearing on this application will continue.

NEW BUSINESS:

1. Acceptance of New Applications

No new applications have been submitted.

ADOPTION OF MINUTES

1. January 4, 2017

Motion: The Coventry Inland Wetlands Agency approves the minutes of the January 4, 2017 meeting.

With the following correction:

- In Roll Call – change “Other” to “Staff”.

By: Woolf

Seconded: Rosa

Motion carried with the following vote:

For: Woolf, Rosa, McNaboe, Mathieu

Against: None

Abstain: None

2. December 14, 2016

Motion: The Coventry Inland Wetlands Agency approves the minutes of the December 14, 2016 meeting.

With the following correction:

- In Roll Call – change “Other” to “Staff”.

By: Woolf

Seconded: Rosa

Motion carried with the following vote:

For: Woolf, Rosa, McNaboe, Mathieu
Against: None
Abstain: None

CORRESPONDENCE:

1. Eversource Scheduled Maintenance Activities

The letter, detailed activity, and maps were provided to the IWA for informational purposes only.

ADJOURNMENT:

Motion: To adjourn made at 8:16 p.m.

By: Mathieu

Seconded: Woolf

Motion carried with the following vote:
For: Woolf, Rosa, McNaboe, Mathieu
Against: None
Abstain: None

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, IWA Clerk

PLEASE NOTE: These minutes are not official until approved by the Inland Wetland Agency at the next Agency meeting. Please see the next Agency meeting minutes for approval or changes to these minutes.