



## INLAND WETLANDS AND WATERCOURSES COMMISSION

### Minutes of Regular Meeting of Wednesday, February 14, 2018

#### 1. Administrative

- A. Quorum was recognized and Arnie DePascale, Chair opened the meeting at 7:01pm. In attendance were Arnie DePascale, Rob Wilson, Linda Kobylarz, Richard Miller sat for Dominic Lucenti, Rolf Dietrichson, and Dick Alden.  
Abby Conroy, ZEO  
Lisa Ozaki, Recording Secretary
- B. **MOTION** Kobylarz, seconded Miller to approve the minutes from January 10, 2018 regular meeting as submitted; unanimously approved.
- C. **Review General Communications:**
  - A. None
- D. **Agent Reposts:**
  - A. **Application #2018-001** - MDC - Timber Harvest - Scheidel Road (Phelps Dam)  
Conroy states MDC working on timber harvest that has no wetland activities. Conroy made an agent determination. There was a site walk done with MDC and all wetlands were flagged. There are no crossing and MDC will use existing roads and landings. Very clean site for timber harvest.

#### 2. New Business

- A. **Application #2018-001** – JMA – Subdivision 3 lots – Sawmill Road Lots #412, 413, & 414 (Submitted January 11, 2018)  
DJ Harris was present and addressed the commission for JMA. Harris submitted additional colored map. These are the last 3 lots on Saw Mill Road on the left side. Harris explains colored map to commission. 1 lot is completely out of review area. The 2nd lot only has the septic reserve area in the regulated area. The 3<sup>rd</sup>, lot 412 has erosion control and footing drains going to the wetlands. Discharges water where the plunge pool for road drainage is. Conroy states the only disturbance is the footing drain outlets and some minor grading specific to the houses, scope of work consistent with prior application. Road has already been approved and installed just looking at activity on the lots. Harris states the lots have already been cleared from road being installed. There will be no grading near wetlands.  
Miller asks if possible to move footing drain a little out of the upland review area. Harris states yes but trying to stay away from steeper slope.  
DePascale asks about conservation easement. Harris states we are likely to relocate the Blue Trail and add easement in. Relocating the trail to back of these houses.  
Alden asks if the engineer reviewed the plans. Conroy states no, didn't feel it was needed.  
**MOTION** Alden, seconded Miller to approve no significant impact as long as erosion and sediment controls are in place. Continue to next regular meeting on March 14, 2018.



**B. Application #2018-003 - B&R Corp - Driveway - George Washington Tpke. Lot #3 according the property map showing revision to lot lines land owned by B&R Corporation dated 3/16/17. (Submitted February 9, 2018)**

Atty William Tracy was present and addressed the commission. Proposing common driveway to serve 4 separate lots. South side of George Washington Tpke. and east of Case Road. Currently a wooded area with a brook to cross right off the road. At the top of the grade it levels out a bit then gets steep again as it goes into State Forest. DePascale asks about 3 driveways on regulations. Conroy explains that is in the Subdivision Regulations and is for rear lots. Theses lots all have frontage on George Washington Tpke, not rear lots. Conroy states this didn't need a Subdivision approval since lots were already existing. Tracy explains that there is an old existing crossing at lot #3 with a culvert that has a good width and doesn't need to be changed. Proposing to use that existing crossing to get across the brook and get to the upland building sites with the shared driveway. There are old wood roads on the property that we are proposing to use. There will be 4 house lots with a common driveway using only the existing crossing. The alternative would be to run a driveway to each lot resulting in several crossings. Brian Cunningham, engineer from Robert Green Associates explains the driveway to commission. There are 3 pipe crossings with 1 in the upland review area. Soil Scientist noted the areas where wetlands run off the side then down the hill. Designed the 3 pipes where the wetlands are. This application is not for the houses, just the driveway. Conroy asks why the regulated area on bottom of the map does not follow the brook. Cartographical error. This map will go to the Town Engineer for review. Wilson asks how the existing wood road crosses the brook right now. Cunningham states there is a culvert there with two 36" pipes and just build up the surface. Don't do any work in the wetland or watercourse. DePascale asks what the change of grade is to highest house. Cunningham states from road 624' to 660'. Miller asks if coming to Planning and Zoning. Conroy explains there was a meeting before this plan was designed. Fire Marshal discussed pull off and width of driveway. Fire Marshal review again. Miller states would like to see this stabilized. Cunningham states it's an 18' wide shared driveway, 12' individual driveways with 40' x 12' pull offs. Cunningham states the east west shared driveway is below the wetland, not a lot of impact. Not a lot of grading and maintenance. Some boulder walls with a 3 to 1 slope to support what we are doing. Couldn't get back down to grade until back at the brook without installing walls. DePascale states would like engineer to look at before we decide on significant impact or not. Dietrichson asks there is a driveway already in and already crossing the brook. Conroy states it's an existing wood road. Conroy states they have to bring in tracking pad and gravel to prevent tracking silt onto road. Tracy states that crossing was already there and an extensive tracking pad. DePascale states was wood road and now going to be 18' wide. Kobylarz, Alden, Miller and Wilson would like engineer report before deciding.



Miller commends minimum impact with shared driveway instead of crossing brook 4 times. Would like engineer to look at emergency access and safety issues. Cunningham states radius at intersection intended to allow emergency vehicles to turn and at the end of the driveway.

Conroy states engineer may want a timber rail detail.

Wilson asks east west driveway also follow an existing road.

Tracy states yes.

Continued to next regular meeting on March 14, 2018.

3. **Old Business**

A. **Application #2017-026 - JMA** – Subdivision 3 lots - Saw Mill Road Lots #415, 416 & 417 (Submitted December 21, 2017)

DJ Harris is present and addressed the commission. No significant impact on these lots. Conroy explained we discussed the comments from engineer and will be addressed when houses are built, this a conceptual plan. Harris states only detail was of grass seed.

Wilson and Miller are satisfied with everything.

Alden states didn't agree with engineer report.

**MOTION** Wilson, seconded Miller to approve Application #2017-026 – JMA - Subdivision 3 lots - Saw Mill Road Lots #415, 416 & 417.

IN FAVOR, DePascale, Wilson, Dietrichson, Miller, Kobylarz and Alden.

OPPOSED, None

ABSTAINED, None

**Permit Granted.**

4. **Public Hearing(s)**

A. None

5. **Citizen Comment**

A. None

6. **Other**

A. None

7. **Staff & Commission Comments**

DePascale asks about Dominic Lucenti letter. Conroy states had a response from him that he had some health issues, but will be coming. Still don't hear from him when meeting emails are sent out if attending or not. Alden states something is up because he never has missed a meeting.

DePascale asks to give it a little more time.

Conroy states town voted for Planning and Zoning to handle Aquifer Protection.

Ozaki will check on everyone's terms and update next meeting.



8. **Adjourn**  
MOTION Miller, seconded Wilson to adjourn the meeting at 7:45pm; unanimously approved.  
**Meeting adjourned.**

Respectfully Submitted for the Commission,  
Lisa Ozaki  
Secretary, IWWC