

Minutes of the regular meeting of the Inland Wetlands Agency of August 16, 2006.

**A. Roll Call**

Present: Barbara Bell, David Casey, Jim Connors, Joe DellaMonica, Scott Koschwitz and Bob Nunno.

Absent: Allan Cegan, Ken Cowden, Steve Munson and Peter Vita.

Comm. Fulco called the meeting to order at 7:30 p.m. and deemed Comm.'s Bell and Nunno voting alternates.

**B. Public Comments**

None.

**C. Old Business**

1. **Application IW-A-08-050: Cherry Street, Smith-Craft** – proposed sidewalk along Cherry Street including filling and grading in and within 100' of wetlands in the Indian River Watershed.

MaryRose reported that this is a proposal by Smith Craft Real Estate Corporation to construct a sidewalk along the edge of Cherry Street from their property at 122 Cherry Street to Governors Avenue. The proposal comes as a requirement of the P & Z Board approval for 158 Cherry Street. Currently there is an MIWA approval for office and apartment building with street and under building parking with some plantings and mitigation required. When the Smith-Craft proposal for office space and apartments on the adjacent parcel with no work proposed in the wetlands came in MaryRose issued a Jurisdictional Ruling as no significant impact was proposed to the resource from the project. Ron Wassmer from CCG was present to review the proposal.

Wassmer stated that the purpose of the project is to construct a sidewalk from 158 Cherry Street to the corner of Cherry Street and Governor's Avenue. The topography is that there is a 4-5' drop which requires extending the slope out in order to construct. The existing verses proposed conditions were briefly reviewed. Wetlands creation is proposed for mitigation to fill the wetlands and this will serve the public. The existing approval from 2002 was to construct a building on site. These plans were reviewed and compared with the proposed plan.

Comm. Connor asked how close the proposed building is. Wassmer stated that the building is not proposed on this site, it is proposed as open space. Comm. Fulco asked if the mitigation plan was a 1 to 1. Wassmer stated that it is and there is a one acre open space to put in the sidewalk. MaryRose stated that the plants proposed are the same as what was approved for the adjacent billboard site.

Comm. Bell stated that she is happy with the coordination with the Tree Commission and the diverse planting plan and that it is more evident that flooding is pretty bad in Stubby Plain so mitigation is good but should be designed accordingly. Comm. Nunno stated that the snow shelf is a concern and feels that 3.5' is not wide enough. Comm. Connors stated that it is the same condition now; snow is going over the road now. Comm. Fulco stated that a wider snow shelf would require more filling and the snow goes right into the wetlands now and is a 4 to 1 slope verses a 1 to 1 slope. Comm. Connors stated that this plan is a major plus from the already approved plan. Comm. Casey asked about a guardrail. Wassmer stated that there is one now but one is not proposed. It was clarified that the sidewalk was not proposed with the prior application and this site is not intended for public access but the sidewalk is to serve the public. MaryRose stated that 158 Cherry Street did not require IWA approval and the idea of the sidewalk is that residents may walk to the train station. (158 Cherry Street is apartments and office space). The existing flow of the site was reviewed. It was discussed that it is consistent to have a public hearing for filling of wetlands.

The following motion was made by Comm. Connors, seconded by Comm. Koschwitz:

I move that a site walk be scheduled for application IW-A-06-050 122 Cherry Street on Monday, 8/21/06 at 4:30 p.m. The motion carried unanimously.

The following motion was made by Comm. Connors, seconded by Comm. DellaMonica:

I feel that the activity proposed in application IW-A-06-050 Cherry Street may have a significant impact on wetlands or watercourses and move that a public hearing be scheduled for 9/6/06. The motion carried unanimously.

#### **D. Minutes**

A motion was made by Comm. Connors, seconded by Comm. Nunno to accept the minutes of 8/2/06 as presented. The motion carried with Comm. Bell abstaining due to her absence of the meeting.

#### **E. Subcommittee Reports**

No report.

#### **F. Staff Report**

- The Ryders' asbuilt should be coming any time. Plants are coming in ok.
- Comm.'s Nunno and DellaMonica attended the Walnut Beach ceremony for the award. It went well and was a nice ceremony.

**G. Chairman's Report**

None.

The next regular meeting will be on 9/6/06 and will be a public hearing as well.  
A site walk is scheduled for 8/21/06 at 4:30 p.m.

There being no further business to discuss, the meeting adjourned at 8:10 p.m.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.