

Minutes of the regular meeting of the Inland Wetlands Agency on August 17, 2011.

A. Roll Call

Present: Alan Cegan, Jim Connors, Ken Cowden, Jon Higgins, Sally Lee, Justin Margeson, Steve Munson and Lynne McNamee.

Absent: Cathy Collins and Michael DeGrego.

McNamee called the meeting to order at 7:30 p.m.

B. Pledge

All stood for the Pledge of Allegiance.

C. Old Business

- 1. IW-A-11-021: Cascade Boulevard, Garden Homes Management** – proposed construction of a 36 unit multifamily rental building within 100' of a wetland or watercourse in the South Central Shoreline Watershed.

MaryRose reported that this is an application by Garden Homes Management for a 36-unit multifamily rental building with associated grading, stormwater treatment and parking within 100' of a wetland in the South Central Shoreline Watershed. It is a 3.66 Acres site that has 2.53 acres of inland wetlands.

At the 8/3/11 meeting, the IWA requested that a third party review be conducted for the site. MaryRose received a quote from LandTech Consultants. A report can be expected from them by the 9/21/11 meeting. MaryRose has requested a 50 day extension of the 65 day review period from Mr. Freedman. The review period will now expire on 10/8/11.

MaryRose visited the site on 8/15 after the rain event and walked the site on 8/16 with Michael Klein. They looked at the wetland on the Eastern side of the property. There was a question at the last meeting on a potential intermittent watercourse on the Eastern side of the property. There is a culvert and water was running on Monday and Tuesday. The intermittent watercourse was inside of the wetland flags and was not flagged because it is in the wetland and already flagged within those limits.

Steve Trinkaus has submitted revised and additional plans to answer questions raised at the last meeting and is present to answer any questions.

Trinkaus reviewed that they have relocated the dumpster, which allowed grading to be further away. They showed a split rail fence round the building. The sidewalks have been relocated and the building has been shifted 4' towards the road. This allowed the basin to be moved 7 or 8' and this will not adversely affect the root

system. The existing conditions map (sheet 5) was reviewed. Alternatives were considered and reviewed on sheet 4 – a reverse L shape where the building is towards the front and the parking is in the rear. With this plan, P & Z required a 25' setback which puts the building 6' from the wetlands and is not really a prudent alternative. The original proposal has been tightened up and they feel it is the best option.

McNamee asked about the Fire Department input. Trinkaus stated that he has called three times and has gotten no response; the building is sprinkled and should not need access but grass pavers along the side can be provided if necessary.

McNamee asked about alternates other than relocating. Trinkaus stated that another floor was considered and deemed not feasible – this would require an elevator and would not move the building much. 36 units is the least amount possible to be feasible for the cost of construction. Trinkaus offered to forward the plans to LandTech for review.

The dumpster is to be curbed as well as the parking lots. McNamee asked about snow storage. Trinkaus reviewed this on the plans; the edge of the parking lot and road there is 16' and this designation will be added to the plans.

No action.

2. **Violation IW-V-11-023: Westmoor Road, Field and Son Builders, LLC** – clearing in and within 100' of a wetland or watercourse in the South Central Shoreline Watershed without a permit. Violation modified, mitigation plan approved and to be implemented by 9/1/11.

MaryRose reported that there is no new information at this time. The restoration work is to be completed by 9/1/11 and the 3 year monitoring phase will begin.

E. Minutes

A motion was made by Connors, seconded by Higgins to accept the minutes from the 7/26/11 special meeting and site walk at Cascade Boulevard as presented. The motion carried unanimously.

A motion was made by Connors, seconded by Higgins to accept the minutes from the 7/26/11 special meeting and site walk at 36 Ettadore Place as presented. The motion carried unanimously.

A motion was made by Connors, seconded by Cegan to accept the minutes from the regular meeting of 8/3/11 as presented. The motion carried unanimously.

F. Subcommittee Reports

Bylaws – Margeson reported that the next meeting will be on 8/25 at 2:00 p.m. at the IWA office.

Communications – No report.

Commissioner's Training – No report.

G. Staff Report

- The office has been busy with inquiries and complaints following the rain events this past weekend.
- The West Avenue Sewer Fucci Construction is nearly complete and awaiting site stabilization.
- East Broadway pump station project is ongoing.
- East Broadway interceptor is on hiatus until after Labor Day.
- Subway parking lot expansion is ongoing.
- Prospect Falls is ongoing.
- CVS is ongoing.
- West Avenue and Gulf Pond pump station projects are ongoing.
- Indian River Interceptor has been awarded and will be starting in a few weeks.
- Munson stated that he is concerned with the lack of response from the Fire Department on the Cascade Boulevard project; the response could alter the plans. MaryRose will email them and try to obtain a response.

H. Chairman's Report

- McNamee noted Frank Goodrich and Ed Mead's presence. They are working on the Plan of Conservation and Development and have met with MaryRose and McNamee. MaryRose stated that from this meeting it was decided to distribute the plan to the IWA for review and to discuss it and submit concerns and suggestions. Ed Mead stated that he would like input from all agencies. McNamee stated that she is looking to have comments for the next meeting of 9/7/11.

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.