

23

November 13, 2003
Conservation Commission

SOUTHINGTON CONSERVATION COMMISSION
PUBLIC HEARING
THURSDAY, November 13, 2003
Town Hall Council Chambers

VICE-CHAIRMAN ERIC MONTE, called the Public Hearing Portion of the Regular Meeting of the Southington Conservation Commission to order at 7:30 pm with the following members in attendance:

Mr. Koontz, Mr. Kuhr, Ms. Locks, Ms. Montague and Mr. DiBenedetto

Others:

Mr. Lavalley, Ass't Town Planner and Mr. Nugent, Ass't Town Attorney

Absent: Mr. Marut, Alternate Commissioner

A quorum was determined

ERIC MONTE, Vice-Chairman, presiding:

PUBLIC HEARING ITEMS:

1. MA #92, application of Village Builders & Developers, LLC seeking to amend the Inland/Wetland mapping to reflect the findings of Soil Scientist David Lord, property located at 130 West Street.

Mr. Lavalley reported the applicant is seeking a map amendment for this single-family house lot.

Mr. Bovino representing, the applicant, stated that this property is located at the corner of Prospect and West Street on the northwest quadrant of the intersection. The wetlands were located by David Lord. We field located them. This is the A-2 survey. It shows in green the wetlands and the 40' buffer. The proposed house is outside of the buffer. The report is in the file. The sketch with the report is in the file, as well.

(Passed around the Town of Southington topography map with the property line shown on the map and a small wetlands shown.)

Questions?

Mr. Kuhr commented that he thought this application was before the Commission one time before, you if read the topo lines, they go from the wetlands right through that property. I think the property was filled.

Discussion.

Mr. Bovino approached the bench and a discussion took place over the map.

The Chair called for those speaking in favor of the application.

(No response)

The Chair called for those speaking against the application.

(No response)

Site walk set for November 22, 2003.

2. MA #93, application of James Rusiecki seeking to amend the Inland/Wetland mapping to reflect the findings of Soil Scientist Edward M. Pawlak, property located at 1397 Marion Avenue.

Mr. Lavallee advised that the Commission has seen the site. As part of the site visit for the IW application. Once we were on site, it was requested that a map amendment be submitted. It has been submitted. This matter should likely be continued to the next meeting because the appeal date has not passed.

Discussion.

Discussion of whether this application should be voted on at this meeting or not. The determinant would be whether or not you had enough information to vote on it.

Mr. Bovino, representing the applicant, said he had a presentation in

addition to the field observation. He noted the A-2 survey with a line indicated on the map and flag numbers which reflect the wetlands that you saw in the field. The report is in the file. The soil scientist was on site to show you the wetlands.

(Passed around a map showing how the wetlands relates to the boundaries.)

Ms. Montague commented that at the site walk, the Assistant Planner discussed with the soil scientist the color of flags he was using were different than what was normally used. Is he going to change those? The contractors are used to seeing blue and not pink and they will get confused.

Mr. Bovino reported that he would change them as Mr. Lavallee instructed him to do. If you want, you can stipulate that.

Discussion of whether a vote could be taken tonight saying that the approval would not take effect for 14 days. Attorney Nugent advised the Commission could do that.

Mr. Bovino asked for questions of the Commission.

The Chair called for those speaking in favor of the application.

(No response)

The Chair called for those speaking against the application.

(No response)

The Chair adjourned from the public hearing portion of the meeting at this time.

(The public hearing portion was adjourned at 7:40 o'clock, p.m.)

SOUTHINGTON CONSERVATION COMMISSION
REGULAR MEETING
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Others:

Mr. Lavalley, Ass't Town Planner and Mr. Nugent, Ass't Town Attorney

Absent: Mr. Marut, Alternate Commissioner

A quorum was determined.

ERIC MONTE, Vice-Chairman, presiding:

Approval of Minutes - Regular Meeting of October 9, 2003

Ms. Montague made a motion to approve as circulated. Mr. Koontz seconded.

(Motion passed unanimously on a voice vote.)

- Special Meeting of October 25, 2003

Ms. Montague made a motion to approve as circulated. Mr. Koontz seconded.

(Motion passed unanimously on a voice vote.)

Treasurer's Report

Ms. Montague gave a report for the first four months of the fiscal year, July 1st through October 31st, 2003.

Mr. Koontz made a motion to approve as presented. Mr. DiBenedetto seconded.

(Motion passed unanimously on a voice vote.)

Reports from Public, Press and Ex-Officio Members regarding items scheduled for action.

(None)

PUBLIC HEARING ITEMS:

1. MA #92, application of Village Builders & Developers, LLC seeking to amend the Inland/Wetland mapping to reflect the findings of Soil Scientist David Lord, property located at 130 West Street.

Ms. Montague suggested tabling this and scheduling a site walk. She proceeded to make a motion to table MA 92. Mr. Koontz seconded.

(Motion passed 6 to 0 on a roll call vote.)

Site walk set for November 22, 2003.

2. MA #93, application of James Rusiecki seeking to amend the Inland/Wetland mapping to reflect the findings of Soil Scientist Edward M. Pawlak, property located at 1397 Marion Avenue

Ms. Montague made a motion to approve MA 93 with the stipulation that the soil scientist change the color of the flags to be consistent with normal procedure. Change the pink flags to blue flags. And, that that be done before any construction starts and that this approval is not effective until 14 days from today. Mr. Koontz seconded.

(Motion passed 6 to 0 on a roll call vote.)

INLAND WETLAND / FLOODPLAIN FILLING APPLICATIONS:

A. Information/Action - IW #917/FF#176 - application of Lincoln Mongillo, LLC proposing to construct three-lot subdivision with minor activity in the regulated area, and construct a septic system within fifty feet of a wetland, property located on Jude Lane, known as Assessor's Map 108, Parcel 75.

Mr. Lavallee reported that the applicant has revised the plans to address Commission concerns. A representative is here to discuss the plans.

STEVE GIUDICE: With Harry Cole & Son, offices at 28 Werking Street, Plantsville.

We have made some changes to the plans. The floodway location has been added to the plan. We do not have any encroachments in that floodway. The other item was the house and driveway on Lot 1. You wanted to separate that from the buffer a little farther. We have moved that farther away from the 40' setback regulated area.

This plan has changed considerably since we first came to see you. We've modified the driveway locations. We've tried to avoid doing any activity within the regulated area around the Eight Mile River. We've reduced it to two lots from the original three-lot application. And, we've revised the septic systems accordingly.

We have compensation for the wetland fillings and we have a compensation for the floodplain filling. The floodplain filling is rather minor, about 600 cubic feet. Since we moved the driveway, we've also reduced the floodplain filling considerably.

I can answer questions you have at this time.

(Discussion over the map at the bench.)

The septic system locations were noted. Very good soils in those areas. One system is about 70 feet from the wetland the other is about 50 feet at the edge of the system.

Some confusion occurred with the maps and the item was passed to Item J on the Agenda in order for the Engineer to clear it up.

B. Information/Action - IW #929 - application of Fred Savage seeking to erect a shed within the regulated area, property located at 44 Ridge Road.

Mr. Lavallee reported that the Commission has seen the site and the application is ready for action.

Ms. Montague made a motion to approve IW 929. Mr. Koontz seconded.

(Motion passed 6 to 0 on a roll call vote.)

C. Information/Action - IW #930 - application of Mario Addona proposing to keep stone and cement retaining wall in regulated area and to rip rap channel to curb erosion, property located at 169 Mt. Vernon Road.

The Assistant Planner advised that the Town Engineer had advised the homeowner that if the wall stays, the Town has the right to remove it if it interferes with the operation of the drainage system that is in place within the Town easement. Otherwise, the item is ready for action.

Mr. Koontz made a motion to approve IW 930. Ms. Montague seconded.

(Motion passed 6 to 0 on a roll call vote.)

D. Information/Action - IW #931 - application of James Rusiecki proposing to fill wetland within existing driveway, grade within regulated area for a proposed drive, locate house and septic reserve area within regulated area, for a proposed new home, property located at 1397 Marion Avenue.

Mr. Lavallee reported that revised plans have been submitted and a representative is here to discuss the changes.

SEV BOVINO: Planner with Kratzert, Jones & Associates. During the on site there was discussion regarding the location of the septic system and recommendations were made to move the entire arrangement of

the house and the septic system farther west to be 50 foot from the wetlands and outside of the buffer on the west side with the house grading. That was done.

Also, a note was added along the wetland line that the existing berm is not to be disturbed.

The plans are advised to reflect those comments and are in front of you.

Ms. Montague asked the distance from the septic to the wetlands. Mr. Bovino said it is 50 feet to the reserve area.

Mr. Koontz made a motion to approve IW 931. Mr. Kuhr seconded.

(Motion passed 6 to 0 on a roll call vote.)

E. Information/Action - IW #932 - application of Nelson Bayron proposing to install an inground swimming pool within regulated area, property located at 109 Bridle Path Drive.

Mr. Lavallee informed the Commission that the item is ready for action. The Commission has visited the site.

Mr. Koontz made a motion to approve IW 932 as presented. Ms. Montague seconded.

(Motion passed 6 to 0 on a roll call vote.)

F. Information/Action - IW #933 - application of Jensen's Inc. proposing to replace existing home with a new home within regulated area, property located at 5 Brook Road.

Mr. Lavallee told the Commission that the erosion controls are in place and the watercourse is proposed to remain as is.

Ms. Montague noted this is very close to a watercourse. There is a big

watercourse behind it. At the on site, we told them they couldn't do anything in there. The property next to it has a shed that's sort of out over the watercourse. They wanted to pipe it and we said they had to leave it alone. I think we should make a stipulation that they can't do anything.

Discussion.

Ms. Montague made a motion to approve with the following stipulation:

Stipulation: Limit of work shall be the erosion control line.

Mr. Koontz seconded.

(Motion passed 6 to 0 on a roll call vote.)

G. Information - IW #934 - application of Evelyn S. Gladke and Paul Sankowski proposing a two-lot subdivision, property located at 702 Flanders Street.

Mr. Lavalley reported that the applicant is proposing to disturb roughly 285 square feet of upland review area in order to grade for a new single family home.

Steve Giudice, presented the application. This is approximately a 3-acre piece of property on Flanders Street near the intersection of Hitching Post Drive. We are proposing to subdivide this into two parcels and we're proposing a house with well and on-site septic system. The perc rates are very good on the property.

We are proposing the house outside of the buffer, but we are proposing some grading in the buffer. There is an existing shed on the property that we are proposing to remove. We have some minor grading within the regulated area during the construction of the house.

Site walk set for November 22, 2003.

H. Information - IW #935 - application of Richard Ferguson proposing to construct addition to home, property located at 104 Duck Pond Crossing.

The Assistant Town Planner noted that the applicant is proposing an addition that will require excavation for the foundation within the 40-foot upland review area.

The applicant is here and he submitted a letter regarding the timing.

STEVE DOCKIO: For Steve Dockio, LLC Construction. Waterbury, CT.

Basically, what they're looking to do is install an add on bedroom and a handicapped bathroom for their Mom. She's handicapped and they need to get her here quickly. The addition will go 22 feet out and we're about a foot or two away from the buffer line. There's some stakes in place. It will be a walk out basement, the same scenario as the house.

The grading will be not even touched. It will be the same slope that it is now.

We would like to start as soon as possible.

Site walk set for November 22, 2003.

I. Information - IW #936 - application of Signature Builders, Inc., on behalf of Douglas A. and Margarita North, proposing to construct a deck with miscellaneous grading within the regulated area in association with the construction of a single family home, property located at 150 Winding Ridge.

Mr. Lavalley said that roughly 1500 square feet of upland review area is proposed to be disturbed in the development of this lot.

Mr. Giudice commented this is an existing lot on Winding Ridge. The applicant purchased the lot recently. We did some topography out there to start designing a septic system and a house. During that course, we weren't too sure about the original flagging of the wetlands from the subdivision. So, we had Cynthia go out and look. She flagged the site and we have some minor work being proposed in the

regulated area around the deck. We are proposing to cantilever the deck so there will be no posts down into the regulated area. But we would need to do some grading around the house for construction. The septic system is 50 feet minimum from the wetland area. And, we've tried to minimize any impacts as much as we could.

Site walk set for November 22, 2003.

J/ A. Information/Action - IW #917/FF#176 - application of Lincoln Mongillo, LLC proposing to construct three-lot subdivision with minor activity in the regulated area, and construct a septic system within fifty feet of a wetland, property located on Jude Lane, known as Assessor's Map 108, Parcel 75.

Mr. Lavalley checked the Planning & Zoning Office and had a map revised to November 4th, 2003. It has the floodway shown on it.

(The Commissioners reviewed the map.)

Mr. Giudice presented the application once again after a request by the Chair.

Mr. Giudice showed the previous application. A three-lot subdivision with a small cul de sac road. We did at that time request to install a septic system within 50 feet of the wetland. We've revised this.

We have moved the driveway farther away from the river. We've moved the septic systems so they are at least 50 feet from the wetlands in all locations and in most cases more than 50 feet away from the wetlands. We've added the floodplain and the floodway. We are not proposing any activity in the floodway. We are proposing minor filling of the floodplain and double the compensation of what we're filling.

We are proposing a small amount of wetland filling for the driveway. We moved it away from the Eight Mile River. We are compensation for that. And, also, through a planted area up in this location.

There is also a flared end located off of Jude Lane that discharges a lot of sand and silt into this area. We're proposing a riprap swale and we're proposing to take material and bring it into this new depression to keep it away and protect it from the wetlands.

We believe we've made numerous strides in this plan and we've tried to address all of your issues to the best of our ability. We have the plan showing the floodway and showing the house relocated.

Ms. Montague asked how far the edge of the entrance to the driveway was from the river. Mr. Giudice said the entrance is located 40 feet from the River. Ms. Montague said it is supposed to be 80 feet from the river. Mr. Giudice said he was aware of that. This was the original location. We wanted to move the driveway, but it is not safe for us to move the driveway to any other location. There's an existing driveway that comes in through here and we walked that on the on site. This is where we have to put the entrance. It's the only way to access this site.

We did move the driveway away from the Eight Mile River and we have a minimal amount of activity going on near that entrance.

Mr. Kuhr asked how much actual dry land there was up on top of that hill. Mr. Giudice said about 1.5 acres on each lot. It's an R-20/25 zone and you are required to .5 acre.

Mr. Giudice said also a conservation easement has been added along the remains of the North Hampton New Haven Canal which runs in this location. It will be filed on the land records.

Mr. Kuhr made a motion to approve IW 917 as presented today with the two lots. Mr. DiBenedetto seconded.

(Motion passed 4 to 1 to 1 with Ms. Montague opposed and Mr. Monte abstaining.)

SHOW CAUSE HEARING - Cease and Desist - 1570 Meriden Avenue

Mr. Lavalley reported that he had received information that the homeowner did have the wetlands located by a surveyor from the control that was out there for the subdivision plan. When the soil scientist went out, he flagged the area and the flags were located and surveyed into a map. They worked backwards to re-establish where

they were. They were flagged back out in the field.

The Vice Chair said for now, it would still be kept in effect.

COMMUNICATIONS

A. Reports from Public, Press and Ex-Officio members regarding items other than those scheduled for action.

ANDY FLORIAN: 512 Mount Vernon Road. I'm here to talk to you informally to see how I might proceed formally with a project I'm debating with one of the Hubeny properties off of Prospect Street.

There's a 10-acre piece of land there in the floodplain and the wetlands. It's been for sale for a long time. I've talked to the owner about purchasing it for a pretty fair rate as long as I would be to do some farming on there.

My intention is to lease the property for use as a fundraiser. The property is flanked on both sides by some waterways, a river on one side and I think both of them are man-made drainage from many years ago.

There's about 3 or 4 feet of silt on this property. The land is so flat it holds the water and you really can't get a tractor out there. The farmable land has been shrinking and they're down to just a little small section that they plant corn in.

My intention is to ask you what I might be able to do there as far as making the property farmable.

Mr. Lavallee added he wants to strip out there. Maybe some silt and muck out of the 10-acre piece that used to be a field. They have the right to farm it, but not the right to excavate out the material without a permit.

Discussion.

Mr. Florian said if he proceeded, he would be back to ask for some type of a hut or metal building for equipment. I do want to farm the land.

The way I see the project, the top material would have to come out and put something back on there and then cover it with what you

suggest. I think an excavation permit to make it work.

General discussion among the Commissioners.

(End of Tape #1, Side A)
(Beginning of Tape #1, Side B)

General discussion continued.

The Assistant Planner said we do need a more specific plan before we can make any decisions. I think it's best to organize all his thoughts into an application we can review and then we can give guidance based on that.

The Vice Chair advised Mr. Florian to speak with Mr. Lavallee and maybe he can guide you and then maybe you can come in front of us with a bona fide application and we'll be able to vote on it at that time.

MS. FESS: Amy Fess. This is my husband Matthew Fess. We're at 51 Country Club Circle in Plantsville.

We're here to speak on IW #900, which you already granted. And, a permit that may be coming before you over the next several meetings. We have some concerns on the permit that was granted.

(Submitted a letter outlining their concerns)

IW #900 is Peruta, stabilization of the Misery Brook behind the Recreation Park.

The Speaker said her biggest concern is that Mr. Peruta began this whole process of trying to stabilize the brook behind his house and the bank without any permits or any permission to start with. He then came for a permit to you. The permit was reviewed by the Town Engineer and he cited several major concerns. We have spoken with him in person since then and he holds to those concerns. He strongly recommended the permit be denied, but only two weeks it was granted with some slight modifications.

When you look at what was granted versus the work being done versus the work that Mr. Tranquillo says should be done in order to stabilize the brook and to insure that it will not back up in the future into our property -- the work submitted in the plans was inadequate. The work that was approved was not proper. And, the work being done

is even further removed from that.

We are asking you to relook at this. We have some very serious concerns. This doesn't seem to be going in a way that insures that our property is not going to have problems in the long run.

I have spoken to Mr. Lavallee several times and he says it's being done properly, but we take issue with that.

Extensive discussion of the work being done.

The Commission is going to do a site walk on November 22, 2003.

CONSERVATION ISSUES

Ms. Montague brought up in the Minutes from the last site walk, there were two properties that we had stipulated had to be done during low flow conditions.

One was on Pratt Street and that work is only going to take a couple of days.

The second one is the Craig property on South End Road. That was going to be open for 60-90 days they told us. They want to have permission to proceed with that in not in low flow conditions.

The first one doesn't seem like an issue as long as they pick a time when there is no prediction of rain and they can get it done. But the Craig property, I don't think we should let them start that except under low flow conditions, otherwise it will be open all winter and I don't think we should do that.

Both of these items should be put up for action and then we should say.

Discussion of the Craig property and how long it will be open.

Ms. Montague made a motion to put both of these items up for action.

(1) Request from the Brookville Development on Pratt Street: and

(2) The Craig's Request.

So we can determine whether or not we should revise what we originally approved for both of them. Mr. Koontz seconded.

(Motion passed 5 to 1 on a roll call vote with Mr. Kuhr being opposed.)

BROOKVILLE DEVELOPMENT

Mr. Lavalley advised that they didn't have enough pitch within the roadway to feed the stormwater off the road they're putting in into the detention area they're constructing, so they have to tie in roughly 90 feet of roadway into the Town's stormwater system which would create a couple of hundred feet for them to construct along Pratt Street and tie into a catch basin. They have to put a manhole in and tie into a pipe that is existing under Pratt Street. They feel they can reroute the water through a hose, dewater it, while they're constructing, to keep the hole dry, which makes sense.

The Vice Chair asked about the Town Engineer's comment. Mr. Lavalley said he didn't have his comment. It was suggested that the work be done by him. He wouldn't accept the project without this tie in. He knows how it's constructed.

Ms. Montague said we should stipulate they have to do it when there's not a prediction of rain for a few days.
Discussion.

Ms. Montague made a motion to allow Brookville Development to tie into the drainage system as long as there is a clear forecast for two or three days and they check with Mr. Lavalley before they do it. Mr. Koontz seconded.

(Motion passed 6 to 0 on a roll call vote.)

CRAIG PROPERTY

Ms. Montague offered she didn't think they should be allowed to move forward. I think our original approval should stand.

The Vice Chair said, okay. That's the way it stays.

Ms. Montague brought up another Conservation Issue. She requested Mr. Lavalley look at the Sue Williams property on Flanders Road. They

seem to be putting a lot of pipe in over there. I don't remember approving that they could pipe right into the wetland. If he could look at what we approved and look at the site to see if they're in violation of the approval.

Discussion.

That is a very wet site and that's why we denied it in the first place. They are having problems with it now because it's so wet over there.

Mr. Lavalley had some referrals to go over with the Commission:

(1) A site off of Prospect Street, 775, approved a number of years ago to extend a pipe that contained a small watercourse. It doesn't appear there are any wetlands associated with it. They are proposing a garage about 50 feet away from it. Just a head's up there's going to be some work out there. Not a high potential for any problems. With some silt fence they should be okay. No application required, just a zoning permit for the structure.

(2) A letter from the State regarding our regulations. An error on their behalf regarding farming operations and there is a word we have to take out. We have "essential to the farming operation" means the proposed activity is necessary and indispensable to sustain farming activities on the "existing" farm and we need to delete the word "existing". A public hearing will be required.

There was a question about the Town's authority to require public liability insurance. The State said it is a gray area and they'd rather not have it on the regulations. That's a suggestion.

(3) Way up on County Road, right near the golf course and past Farmingberry, there was an approval in 1987 to put a pipe under the driveway to access a lot. The pipe was put in. Now, they want to pave over it. It is within the 40 foot regulated area. The pipe is there and it's covered. It doesn't indicate any other wetlands on site. All the work is well upland. It's a gravel drive and they're going to pave it.

The Chair left that to the Assistant Planner's discretion.

(4) Copper Ridge, the homeowner would like to enclose his pool. It's

about 60 feet or so away from the wetland. Not a big deal but there are wetlands on site.

(5) Another lot approved by the Commission quite a while ago, all the work is 100 feet away from the wetland. There are wetlands on site, though. That's on Wild Oak. It's going to be contained by silt fence.

(6) Coming in the future is a golf course driving range proposed on Hawks Landing. Patton Brook runs adjacent to it. It's a little more than 50 feet from it. Quite a large excavation for the driving range. That's in the future.

(7) Highland Hills Condominiums. This was the original site off of Marboy and Grove and in that area. It came through the Commission once. Through the Court case it was settled and we received a letter from the Engineer saying there is no additional impact. Went to the PZC and there is a pipe that showed up that shows a little more impact.

Ms. Montague brought up the stipulated settlement. The Metcalf & Eddy Study said if they put the road over the pipe (sewer line) it was in danger and the stipulated settlement was they had to choose one of those engineering solutions. That was a stipulation. Have they chosen one?

That was part of our approval, if they're doing something different, then it should have come back to us for our approval.

Mr. Lavalley said the difference, on the plan, is a discharge from a common driveway into the wetland. Ms. Montague brought up the kettle pond. The suggestion is that the pipe be pulled back and swaled away from the 40 feet, well outside the wetland, reported Mr. Lavalley. There should be a plan that reflects that.

Discussion of access to the property.

Mr. Lavalley said he should come back with a revision to plan to show that he's not going to impact it any more.

Ms. Montague commented that the original stipulation is not being ignored.

The consensus of the Commission was this application should come

back to us with a revision to show the difference.

(8) A house on 1080 Meriden Avenue. Proposed garage is probably about 50 feet from the edge. The lot has been played around with at some point. In the back there was some fill. The garage isn't in the fill. It's just a heads up. It's flat where they're doing excavation. They'll have silt fence.

Mr. Lavalley then referenced the Annual Report. It shows 1.3 acres of filling but 2.6 were compensated, but a vast majority of that was on Jude Lane.

Almost double the amount of applications from last year. A lot of activity.

Mr. Lavalley brought up Woodbury Hill Road, the cease and desist where the homeowner filled in the back and we had him pull it out and mitigate with plantings. The plantings are in and it looks good. The grass took where he pulled it back and he wants to lift the order.

Ms. Montague made a motion to lift the order on the Ken Berry property on Woodbury Hill Road. Mr. Koontz seconded.

(Motion passed unanimously on a voice vote.)

UNFINISHED BUSINESS / MISCELLANEOUS

OFFICERS:

Mr. Koontz made a motion to vote on new officers. Ms. Montague seconded.

(Motion passed unanimously on a voice vote.)

Attorney Nugent advised that since you've lost the Chairman, the Vice Chairman automatically assumes that office. That calls for replacement of a Vice Chairman, presumably. The committee can vote to organize. But the officers assuming now last until the end of the term and then

in June we do it again.

The Vice Chairman appointed Ms. Montague and Mr. Koontz as the Nominating Committee.

Mr. Koontz nominated the following slate:

NEW SLATE:

Marjorie Montague as Vice Chairman.

Susan Locks as Secretary

Raymond Koontz as Treasurer.

Mr. Kuhr seconded.

The Chair called for nominations from the floor. Hearing none, one vote was cast for the new slate as presented.

Ms. Montague made a motion to adjourn.

(Whereupon, the meeting was adjourned at 8:50 o'clock, p.m.)

ACTION SUMMARY

PUBLIC HEARING ITEMS:

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Mr. Koontz made a motion to approve IW 931. Mr. Kuhr seconded.

(Motion passed 6 to 0 on a roll call vote.)

E. Information/Action - IW #932 - application of Nelson Bayron proposing to install an inground swimming pool within regulated area, property located at 109 Bridle Path Drive.

Mr. Koontz made a motion to approve IW 932 as presented. Ms. Montague seconded.

(Motion passed 6 to 0 on a roll call vote.)

F. Information/Action - IW #933 - application of Jensen's Inc. proposing to replace existing home with a new home within regulated area, property located at 5 Brook Road.

Ms. Montague made a motion to approve with the following stipulation:

Stipulation: Limit of work shall be the erosion control line.

Mr. Koontz seconded.

(Motion passed 6 to 0 on a roll call vote.)

G. Information - IW #934 - application of Evelyn S. Gladke and Paul Sankowski proposing a two-lot subdivision, property located at 702 Flanders Street.

Site walk set for November 22, 2003

H. Information - IW #935 - application of Richard Ferguson proposing to construct addition to home, property located at 104 Duck Pond Crossing.

Site walk set for November 22, 2003.

I. Information - IW #936 - application of Signature Builders, Inc., on behalf of Douglas A. and Margarita North, proposing to construct a deck with miscellaneous grading within the regulated area in association with the construction of a single family home, property located at 150 Winding Ridge.

Site walk set for November 22, 2003.