

The Town of Durham
Inland Wetlands and Watercourses Agency
Regular Meeting Minutes
Monday, November 14, 2005

Call to Order: The meeting was called to order at 7:32 PM by Vice-Chairman Dick Eriksen at the Durham Public Library.

Roll Call: Members present: Dick Eriksen, Lynn Lawson and Joel LaBella. Others present, Wetlands Enforcement Officer Geoff Colegrove, Brian Curtis, P.E. Town of Durham s'Engineer, applicants and/or their agents.

NOTE: D. Eriksen apologized to the applicants for any inconvenience due to the lack of a quorum. He explained that he would go through the agenda items, applicants would be able to speak, and minor issues could be addressed, but each application would have to be continued to the December meeting for further action.

Public Session: None.

Continuation of Public Hearing

Submitted by Bryant and Margo Esparo a request to permit the selectively thinning of trees within 100 feet of a wetland for a horse pasture at 36 Bailey Road.

Jay Cusak, Subdivision Review and Proposed Grading within 100 of a Wetland, Pisgah Road: Denise Lord presented to the committee a follow up of the review and proposed grading within 100 of a wetland. G. Colegrove stated that the concern was that the original application has since expired. He also stated that after the determination of whether or not there was an impact on the adjacent property on the other side of the proposed road. After speaking with the applicant today G. Colegrove suggesting that they prepare another application if necessary and at the meeting this evening the committee could obtain Brian Curtis, P.E. Town of Durham s'Engineer, opinion as to whether or not there is run off on the property across the street, and if there is then in fact another application would be needed. B. Curtis stated that after the review of the original plan and the revision to the plan to address the comments. The most significant slant of the comments was over the large amount of site disturbance. Also the initial plan of the grade on the driveway, certain water was going onto some of the adjacent subdivision. The plans were revised to address to that aspects of the comments, however the run remains a concern. D. Lord distributed the revised plans to the committee. D. Eriksen stated that if this is a new site plan and due to the expiration of the previous application a new application needs to be submitted. Also having seen the site it seems there is going to be some serious discharge into the wetlands across the road. B. Curtis stated that because of the slopes of the driveways they are all provided with drainage channels on the sides so that the water running down the hill will dissolve into the soil. There was an 18-20% increase in the run off rate for a 10 year storm and this was not specifically addressed in the original application. D. Eriksen stated his concern of the proposed driveway assuming it to be blacktop due to the grade, how this is going to effect going into that one pipe being half full, and both the exit and entrance of the pipe would need some work and work on the other side where it discharges if the flow is substantially more than what is normally going through it now. This is a concern and this issue was not addressed on the original application.

D. Eriksen requested an application be resubmitted with the additions of the conversion that is being installed.

Bryant and Margo Esparo a request to permit the selectively thinning of trees within 100 feet of a wetland for a horse pasture at 36 Bailey Road. Attorney Joe Porto of Parrett, Porto, Parese & Colwell, PC stated that he had the property tested by David Lord, Certified Soil Scientist & Environmental Consultant. At this time D. Lord presented the committee with a Wetland Delineation Portion of Property at 36 Bailey Road along with a map depiction of the wetland boundaries from Bascom & Benjamin, LLC. Mr. Lord proceeds to explain the results from the soil testing. Mr. Lord stated that they have modified the application or the proposed extent of the horse paddock beyond what has previously been submitted and now are requested approval for the proposed horse pasture. Mr. Lord then asked for some feedback from the commission to the extent of their reaction to this change or reduction of the change to the horse path and then to follow up at the next session more detailed information on the actual construction of the horse paddock on the site. D. Eriksen stated that when he toured the site on the original application the pasture went to the brook, and it looks as though that part of the application has been withdrawn and those trees and shrubs will remain. Attorney Porto agreed. Eric Davis, Register Soil Scientist, stated that they were looking for additional information on the planning in addition to the size and extent of the paddock area, exact location, type of fencing to be installed, and most important of the number of trees and shrubs that are going to be removed, and how they are planning to be removed. D. Lord stated that when the additional information is obtained he would copy Mr. Davis. Jim Piotrowski, 48 Bailey Road, Durham, submitted a soil test to the committee. The committee will further review and respond at the next meeting. This public hearing was continued to the next meeting.

NextMedia Outdoor, Inc. Violation of Wetlands, Clear-Cutting to Increase View of Billboards, New Haven Road. There was no response from NextMedia. The Committee agreed to put them on the next agenda. Another letter will be address to make them aware of the next meeting.

Arrigoni Enterprises, LLC, Proposed Activity within 100 of a Wetlands for the Construction of a Detention Basin and Commercial Buildings, Old Mountain Road: Professional Engineer, Pat Benjamin spoke for the applicant who wishes to conduct a detention basin and three commercial storage buildings within 100 feet of wetlands on this 9.1 acre lot. Mr. Benjamin reviewed the plan in full, including building locations, distance from wetlands, grading, e & s controls and drainage direction.

Paul and Nancy Berkert, Proposed Activity within 100 of a Wetland to Relocate Common Driveway, 74R Coe Road. Joan Maloy spoke for the applicant who wished to relocate the location of the common driveway with 74R Coe Road so that the turn off for the neighbor would be sooner. The committee did not see any problems with the proposal since it appears to be outside the wetland area.

Jonathan Field, Informal Discussion of Possible Construction of Pole Barn, 20 Fowler Avenue. J. Field presented the committee with a proposal to construct a pole barn at 20 Fowler Ave for the purpose to store equipment. The committee stated the proposed building does not appear to be in a wetland area, therefore did not for see an issue.

United Concrete Products, Inc., Proposed Activity within 100 'of Wetland for the Construction of a Building, CT Route #68. Professional Engineer, Pat Benjamin spoke for the applicant who wishes to add a building of 90x88 and a addition of 80x30. The P&Z requested planting a buffer in the front of the building which from the proposal showed a double row of 6ft pines 150 long staggered about 10 feet apart. The other activity is a building to be built that is about 60 from the wetlands which is the location of the corner of the fence. The roof water discharge will be directed off the back of the building, with the grading essentially remaining the same. The committee stated there is no apparent activity in the wetlands. Committee will let the P&Z know there are no conditions.

Pat DiNatale, Proposed Activity within 100 of a Wetland for Residential Driveway, End of Mauro Drive: Professional Engineer, Pat Benjamin spoke for the applicant who wishes to take a 69 acre parcel and put a property line in the middle of the parcel, making Lot 13 which is 52.76 acres and Lot 12 which is 16.27 acres, in addition an easement line for a driveway. The driveway follows an existing wood road. The commission will review again at the December meeting.

Approval of 2006 Meeting Dates: The Commission will review this at the December meeting.

Wetland Enforcement Officer s Report: None

Payment of Bills: None

Miscellaneous: None

Adjournment: The meeting was adjourned at 9:05 PM.

Respectfully submitted,

Kamey Ahrens
Recording Secretary

Cc: Town Clerk, Midstate Regional Planning Agency