

MINUTES

GREENWICH INLAND WETLANDS AND WATERCOURSES AGENCY

March 25, 2019

Members present: Chairman Brian Harris, Secretary Stephan Skoufalos, Jo Rogers, Bill Galvin, Jay Schondorf, Norma Kerlin

Alternates present: Klaus Jander

Staff present: Patricia Sesto, Director, Robert Clausi, Senior Wetlands Analyst, and Doreen Carroll-Andrews, Compliance Officer

Others present: Juan Paredes, Town of Greenwich, Civil Engineer; Larry Liebman, S.E. Minor & Co., Inc.; Jim McManus, JMM Consulting Services, LLC; Jim McTigue, Risoli Planning and Engineering; Tony D'Andrea, Rocco V. D'Andrea, Inc.; Peter Romano, Chris Allan, LandTech; Jay Fain, Jay Fain Associates, LLC; Keith Werner, Ahneman Kirby, LLC; Bryan Muller, Sound View Engineers & Land Surveyors; Joe Furano, John Heagney, Heagney, Lennon & Slane, LLP; Dave Ginter, Redniss & Mead; Lynn Ambrosino, Chris Cabanillas

1. Call to Order

Chairman Harris called the meeting to order at 7:06 p.m.

2. Seating of Alternates

Klaus Jander was seated.

3. Approval of draft minutes of February 25, 2019

Klaus Jander made a motion to approve the minutes of February 25, 2019, seconded by Jay Schondorf and carried 4-0-3, with members Rogers, Harris, and Skoufalos abstaining.

4. Director's Report

Patricia Sesto provided a brief report, stating interviews were successful and job offers are being made to fill the applications coordinator and assistant compliance officer positions.

5. Quarterly Compliance Report

Doreen Carroll-Andrews provided an overview of the quarterly activity report. Chairman Harris requested future reports include statistics from the same period in the previous year.

6. Other Business

None

I. Public Hearing Application

1. **#2019-024 – 3 & 7 Hillside Road and 505 East Putnam Avenue – Rocco V. D’Andrea, Inc. for Milbrook Crossing, LLC for renovation and construction of additions to residences to create 16 dwelling units in three buildings, construction of driveways with watercourse crossing, and installation of utilities, drainage, and landscaping. Tax #07-1266, #07-2136, #07-1388 (first 35 days 4/29/19)**

Chairman Harris opened the public hearing for the proposal. Mrs. Sesto stated the applicant has asked for a continuation, and as such, she suggests the list of documents be read into the record at the time the applicant is ready for discussion.

Chairman Harris asked for public comment. There was none.

Jo Rogers made a motion to continue the hearing to the next regularly scheduled meeting of the agency, seconded by Bill Galvin, and carried 7-0-0.

II. Consent Approval

1. **#2019-013 – 10 Sherwood Avenue – Heagney, Lennon & Slane, LLP for Sherwood Farm, LLC for establishment of a nursery 45’ from wetlands. Tax #10-1247 (first 65 days 5/1/19)**
2. **#2019-015 – Pemberwick Right of Way (South of Comly Avenue) – Town of Greenwich, DPW for reconstruction of retaining walls 46’ from Byram River. Tax #N/A (first 65 days 5/1/19)**
3. **#2019-020 – 0 Sumner Road – S.E. Minor & Company, Inc. for Morris and Arlene Goldfarb for construction of single-family residence, driveway, and septic system 55’ from wetlands. Tax #10-3129 (first 65 days 5/1/19)**
4. **#2019-029 – 17 Hedgerow Lane – New Beginnings General Contractor, LLC for Lui Arielle for septic tank and pump chamber replacement 25’ from wetlands. Tax #10-3046 (first 65 days 5/29/19)**

Jo Rogers made a motion to approve applications IWWA #2019-015, #2019-020 and #2019-029 with the General Conditions and the Special Conditions proposed by staff, seconded by Stephan Skoufalos, and carried, 7-0-0.

III. Pending Application

- 1. 2018-155 – 309 Taconic Road – Landtech for 309 Taconic, LLC for a four-lot conservation zone subdivision through wetlands. Tax #11-2474 (second 65 days 4/5/19)**

In the absence of representatives for 2018-155, application reviews were reordered.

IV. New Applications for Review

- 1. #2018-160 – 749 Lake Avenue – Joseph F. Risoli, P.E. for Blue Lake 749 LLC for construction of a pool, pool house, and patios 30' from wetlands. Tax #11-1941 (second 65 days 4/5/19)**

Bob Clausi introduced the application, noting the agency first reviewed the project back in September. The agency had expressed displeasure with the amount of disturbance by the wetlands and instructed the applicant to return with alternatives.

The revised plan is essentially consistent with what was approved in 2012. There is much less disturbance and a rain garden has been incorporated. Mr. Clausi advised there is a recommended Special Condition which requires the sloping area of the rain garden embankment to be planted.

This and other conditions were part of a recommendation for approval.

Jim McTigue of Risoli Planning and Engineering appeared before the agency. He had no objections to Mr. Clausi's description and recommendations.

Stephan Skoufalos made a motion to approve action of IWWA 2018-160 with the General Conditions and the Special Conditions proposed by staff, seconded by Bill Galvin, and carried, 7-0-0.

III. Pending Application

- 2. 2018-155 – 309 Taconic Road – LandTech for 309 Taconic, LLC for a four-lot conservation zone subdivision through wetlands. Tax #11-2474 (second 65 days 4/5/19)**

Patricia Sesto introduced the application for this four-lot subdivision. Members Jo Rogers, Norma Kerlin, Alan Rossi, and Jay Schondorf were identified as having visited the site. While this application was received some time ago, this is the first time the agency has actually had a chance to discuss it and due to statutory timelines, the agency must act on it at this meeting. Mrs. Sesto noted she and the applicant have been working to address many outstanding issues in the interim.

The site is developed with a single family home, which will be on one lot, with two more lots along Taconic Road, and a fourth lot to the rear of the parcel. The on-site wetland areas and

their connections to off-site wetlands and watercourses were described. The existing extensive driveway falls largely within the proposed open space and will be removed and revegetated. The subdivision is a conservation layout and thus provides a larger swath of open space through the middle of the site and across its southern portion.

Chris Allan of LandTech Consultants appeared before the agency. He concurred with the description provided by Mrs. Sesto and went on to address outstanding issues articulated in her last staff report.

The catch basins currently service the driveway. Once the drive is removed, the basins will stay in place to avoid further land disturbance. They do not pose a threat to receiving wetlands or watercourses because any flow they pick up will pass through the proposed meadow. Brian Harris asked if they could instead be plugged. Mr. Allan agreed to this.

Wetland #3 was identified as a possible vernal pool due to its configuration. Mr. Allan described his reasoning to dismiss this potential. The pool is shallow, only nine to ten inches deep as of March 23. This would create a hydro period too short to sustain a breeding population. Additionally, dip-netting over the past few days has turned up no eggs or fairy shrimp, and no wood or tree frogs were calling.

Mr. Allan further described the condition of the Critical Terrestrial Habitat surrounding the pool. Some 40% of the area within 100 feet of the pool and 64% of the area within 750 feet of the pool has landcover un conducive to supporting amphibians.

Lastly, the IWWA permit file for the house makes no reference to this wetland or a potential vernal pool.

Question number four needs to be incorporated.

The plan is to have one developer take on the entire subdivision. Should multiple developers purchase individual lots, phase one of the plan would still need to be followed as proposed.

Discussion ensued regarding the two culverts under the driveway to be removed. Sesto stated her preference to have the least amount of structures in the open space. Allan agreed to remove the culverts, leaving a breach in the berm that the driveway is built on.

Brian Harris made a motion to approve action of IWWA 2018-155 with the General Conditions and the Special Conditions proposed by staff and the additional conditions that the catch basins and associated piped be disabled, the culverts and headwalls associated with the existing driveway be removed, and limits of lawn demarcation be submitted for approval, seconded by Norma Kerlin, and carried, 7-0-0.

V. New Applications for Review

2. **#2019-016 – 10 Wooddale Road – Ahneman Kirby, LLC for Matthew Cassin for demolition of house and detached garage, and construction of single family residence, carriage house, driveway, and septic system 21’ from wetlands. Tax #11-1657 (first 65 days 5/1/19)**

Norma Kerlin, Jo Rogers and Bill Galvin were identified as having visited this site.

Bob Clausi reviewed has this application and his staff report. The site is planned to be redeveloped, with the house be place slightly closer to the wetland than the existing. The driveway and its retaining wall will also be closer. The new motor court will be pervious pavement.

To compensate for the buffer reduction, the applicant has submitted a robust mitigation planting plan to eliminate the lawn that currently abuts the wetland. The wetland itself is vegetated by sparse woodlands.

Keith Werner, of Ahneman Kirby, LLC appeared before the agency and concurred with Mr. Clausi’s description and recommendations.

Stephan Skoufalos made a motion to approve action of IWWA 2019-016 with the General Conditions and the Special Conditions proposed by staff, seconded by Bill Galvin, and carried, 7-0-0.

3. **#2019-017 – 16 Lakeview Drive – Heagney, Lennon & Slane, LLP for Mariano Lozano for maintaining existing walkway and stairs to a dock located in the Mianus Pond. Tax #12-2054/s, #12-9019 (first 65 days 5/1/19)**

Doreen Carroll Andrews reviewed her staff report, noting this project was before the agency earlier this year as mandated by a cease and correct order. Time for review ran out and the application was withdrawn.

Deed of Restrictions for the Open Space restricts structures as those installed and the owner needs relief from P&Z. Assistant Town Planner, Patrick LaRow, recommended the stairs and wall first be discussed with the P&Z Commission prior to being heard by the IWWA. An application for a private use of the open space has not yet been submitted to P&Z as requested.

A delay is recommended until the case is reviewed by the Planning and Zoning Commission.

Brian Harris made a motion to delay action of IWWA 2019-017, seconded by Stephan Skoufalos, and carried, 7-0-0.

4. **#2019-018 – 81 Cat Rock Road – Sound View Engineers & Land Surveyors, LLC for Graham Gyesky for demolition of house, and construction of single-family residence, driveway, retaining wall, and septic system 17’ from wetlands. Tax #08-3161 (first 65 days 5/1/19)**

Norma Kerlin, Jo Rogers and Bill Galvin were identified as having visited this site.

Bob Clausi reviewed the proposal to redevelop this residential parcel. The new house will be in essentially the same footprint at the existing one. A new retaining wall is proposed 17 feet from the pond, at its closest, and allows the rear yard to be expanded. The new septic will be located in excess of 100 feet from the pond, in contrast to its current location 40 feet from the pond.

The area between the pond and proposed retaining wall is a mix of trees and rough lawn. A planting plan has been proposed as mitigation.

Because the amount of site coverage decreases slightly under the development proposal, the drainage manual has no requirements for storm drainage management. The applicant is still proposing infiltrators as site benefit.

Mr. Clausi described two encroachments onto the adjoining property, owned by Greenwich Land Trust. The encroachments are landscape debris and a propane tank. These should be removed.

Bryan Muller of Sound View Engineers & Land Surveyors appeared before the agency. He concurred with Mr. Clausi’s reporting and recommendations. He further explained the retaining wall will be built first to limit potential impacts to the pond. The infiltrator avoids having roof drains flowing across the site, as the rear roof drains will discharge to it. The roof drain in front will flow overland.

Jo Rogers made a motion to approve action of IWWA 2019-018 with the General Conditions and the Special Conditions with the additional condition that the infiltrator be incorporated into the plan, seconded by Stephan Skoufalos, and carried, 7-0-0.

5. **#2019-019 – 101 Otter Rock Drive – S.E. Minor & Company, Inc. for Marilyn Anderson for demolition of house, and construction of single family residence, driveway, pool, and pool house 12’ from wetlands. Tax #02-1623/s (first 65 days 5/1/19)**

Norma Kerlin, Jo Rogers and Bill Galvin were identified as having visited this site.

Bob Clausi described the redevelopment of the residential parcel. The new house will be in the same location, only larger. A pool and pool house are also proposed. The use of porous pavement in a portion of the drive in part allows for the runoff peak rate and volume to be reduced over current conditions.

Portions of the wetland up through the center of the rear yard are lawn and more trees exist along the southern property line.

The new house will have a basement that is below the elevation of groundwater. If groundwater pumping occurs to manage this, Mr. Clausi stated this may impact the wetland that is 12-16 feet away.

The pool and pool house intensify the property use and despite this, no mitigation is proposed. Given the state of the wetland, mitigation opportunities exist.

Larry Liebman of S.E. Minor & Co., Inc. appeared before the agency. He stated revised maps are forthcoming and will include a planting plan.

The basement will not have pumps, rather the foundation will be waterproofed.

Jo Rogers made a motion to delay action of IWWA 2019-019, seconded by Bill Galvin, and carried, 7-0-0.

6. #2019-021 – 20 Andrews Farm Road – S.E. Minor & Company, Inc. for Susan Maounis for construction of tennis court 82' from wetlands. Tax #11-3154 (first 65 days 5/1/19)

Norma Kerlin, Jo Rogers and Bill Galvin were identified as having visited this site.

Bob Clausi stated there are several outstanding concerns associated with the plan and a delay of action is recommended. The concerns included:

- An 8.5-foot retaining wall for the tennis court with no details on construction methodology and an adjacent steep slope leading down to a stream.
- The tennis court is shown over a well; however, no new well is depicted.
- DPW has requested a meeting regarding the use of the Har-Tru court to satisfy the drainage requirements.
- The wetland boundary comes from a 1984 map with no indication of its origin. This needs to be reflagged.
- A planting plan is needed to re-install a 35-50 foot planted buffer around the wetland and stream. This was required under a previous permit.
- Several pipes were noted discharging to the stream. These need to be depicted and described.

Larry Liebman of S.E. Minor & Co., Inc. stated the information will be submitted.

Jo Rogers made a motion to delay action of IWWA 2019-021, seconded by Bill Galvin, and carried, 7-0-0.

7. **#2019-023 – 24 Pecksland Road – Rocco V. D’Andrea, Inc. for Ryan and Allison Brucato for construction of residential additions, driveway modifications, septic system, and drainage system 75’ from wetlands. Tax #10-1356 (first 65 days 5/1/19)**

Norma Kerlin, Jo Rogers and Bill Galvin were identified as having visited this site.

Bob Clausi reviewed the proposal stating all of the proposed activities are outside of the Regulated Upland Review Area, except one. The applicant is proposing to install a berm across the outlet of the wetland to detain some stormwater.

The environmental assessment by JMM Wetland Consulting Services, LLC indicated this would have no effect on the wetland.

Tony D’Andrea of Rocco V. D’Andrea, Inc. appeared before the agency. He agreed action on the application should be delayed. He is investigating using a low wall northeast of the driveway to provide the needed drainage management. If this works out, no activities will be regulated.

Jim McManus of JMM Wetland Consulting Services LLC described his evaluation of the wetland. It ponds water; 10-14 inches as of March 14, 2019. No indication of amphibian breeding was observed on the 14th or March 23, 2019.

A mitigation planting plan was submitted. The plan consists of removing invasive plants and replacing them with 44 shrubs of varying heights in the drier area, wet meadow seeding in moist areas, and herbaceous plugs in the wetter areas.

Jo Rogers made a motion to delay action of IWWA 2019-023, seconded by Stephan Skoufalos, and carried, 7-0-0.

8. **#2019-025 – 28 Cary Road – George Flouty for demolition of house, and construction of single family residence, deck, and retaining walls 30’ from wetlands. Tax #12-1485/s (first 65 days 5/1/19)**

Bob Clausi reviewed the application and his staff report for the redevelopment of the residential property. The project is conditionally exempt from the drainage manual and stormwater volume and peak rates will not change through the 100-year storm. There is no grading behind the house, allowing for a walk-out basement.

There is a typo in the stormwater maintenance plan, which incorrectly states there will be groundwater pumping.

The owner is seeking a front yard setback variance to enable the house to be moved further from the pond.

George Flouty, property owner, appeared before the agency. He stated he was successful in obtaining a variance and the house will be 47 feet away from the pond.

Norma Kerlin, Jo Rogers and Bill Galvin were identified as having visited this site.

Brian Harris made a motion to approve action of IWWA 2019-025 with the house location adjusted per the zoning variance, the General Conditions, and the Special Conditions proposed by staff, seconded by Jo Rogers, and carried, 7-0-0.

9. #2019-026 – 3 Knollwood Drive East – Heagney, Lennon & Slane LLP for 3 Knollwood LLC for relocation of retaining wall and landscaping 30' from wetlands. Tax #11-2990/s (first 65 days 5/1/19)

Patricia Sesto reviewed the application and her staff report. This application is the third one for the development of the property. A pre-existing stonewall was intended to be the limit of disturbance pursuant to the first permit. The second permit allowed a minor bump out to better accommodate the pool. This last application seeks an even greater intrusion into the wetland buffer, consuming over 500 s.f. of woodlands to create more lawn around the pool.

Mrs. Sesto further explained the stonewall is now gone and stakes showing where the wall used to be demonstrate clearing has taken place beyond the approved limit of disturbance. A review of the past permit files indicates former Asst. Compliance Officer Lindsay Tomaszewski documented this issue in the fall of 2018.

Mrs. Sesto recommended the application to expand the lawn be denied and the agency direct staff to pursue enforcement action on the permit violation. Discussion ensued.

John Heagney of Heagney, Lennon & Slane, LLP appeared before the agency. He stated it was his understanding that Ms. Tomaszewski was satisfied with the restoration plan submitted by Wesley Stout Associates to address the errant clearing. Ms. Sesto noted the only plan she found had a note from Ms. Tomaszewski that it was not acceptable.

Stephan Skoufalos questioned the procedure which was followed when the clearing was first identified. Ms. Sesto responded that in hindsight, this should have been elevated to a violation when the clearing was first discovered.

Mr. Heagney confirmed his client is cooperative and willing to install a restoration plan coincident with rebuilding the wall as now proposed. The presence of ledge and a sewer line are limiting the development options as originally conceived and this is why the current application is being made.

Ms. Sesto countered that the two previous approvals are feasible and prudent alternatives, which better protect the wetland. It is difficult for the applicant to substantiate the current request with this record in place.

Brian Harris made a motion to deny IWWA 2019-026 and further to direct staff to take enforcement action on the permit violation, seconded by Jay Schondorf, and carried, 7-0-0.

Lynn Ambrosino, neighbor, asked to speak to the agency. There is a deed restriction in favor of the neighborhood association that prohibits removal of trees without their approval. The additional tree clearing was not authorized and she asked the agency to respect the restriction.

Mrs. Sesto explained the deed restriction cannot be enforced by this agency. If the owner has violated it, the association must seek civil action to remedy it.

Chris Cabanillas, applicant, responded by stating the trees were removed in error and in response to numerous site difficulties.

10. #2019-027 – 36 Alden Road – Jay Fain and Associates, LLC for Shawn and Kerry Norlin for construction of residential additions, pool, pool house, patios, and driveway, and installation of mitigation plantings 35' from wetlands. Tax #07-1045 (first 65 days 5/1/19)

Norma Kerlin, Jo Rogers and Bill Galvin were identified as having visited this site.

Bob Clausi described the site redevelopment plan and the inclusion of some 3,400 s.f. of new impervious coverage for the additions, pool, and pool house. As mitigation, a substantial mitigation plan is proposed to eliminate lawn and protect the off-site wetland.

This wetland is ponded and Mr. Clausi speculated on the potential for it being a vernal pool. He stated the surrounding terrestrial habitat is poor and a casual inspection did not reveal any egg masses.

Jay Fain of Jay Fain & Associates, LLC appeared before the agency and called the members' attention to the biological report. He concurred with Mr. Clausi's observations vis a vie the ponded wetland area not being a vernal pool. This is consistent with documentation on file with the agency associated with the condominium project on whose property the ponded area is located.

Mr. Fain further described the mitigation plan and how this enhancement would help the off-site wetland. He was amenable to the requirement to include a means to permanently mark the limit of lawn adjacent to the mitigation area.

Stephan Skoufalos made a motion to approve action of IWWA 2019-027 with the General Conditions and the Special Conditions proposed by staff and including permanent limit of lawn demarcation, seconded by Jo Rogers, and carried, 7-0-0.

11. #2019-028 – 1275 King Street – Redniss & Mead for Brunswick School, Inc. for the construction of a track and synthetic turf athletic field 54’ from wetlands. Tax #10-1388 (first 65 days 5/1/19)

Patricia Sesto reviewed the 2018 application and the proposed changes. The subject area was previously approved for an artificial turf baseball field. The school has changed its plans and now desires to construct a soccer field in this area. The limit of disturbance adjacent to and in the wetland remains the same.

The members discussed this proposal at the last meeting to determine if it constitutes a field change or required a new permit. The members determined a new permit was needed to ensure interested parties would be alerted to the change and could speak to the application.

David Ginter of Redniss and Mead, Inc. appeared before the agency and described the project in further detail. The distribution of runoff remains the same as current conditions and there is no appreciable change to the proposed tunnel under King Street.

Mr. Ginter also requested the agency waive a portion of the filing fee. Over \$40,000 was paid for the application fee in 2018 and this project is a review of area previously evaluated. He is requesting the fee be reduced to \$4,000; the base fee for an educational institution. Mrs. Sesto supported the request, stating there was only a small amount of staff time needed to review the revised plan.

Brian Harris made a motion to approve action of IWWA 2019-028 with the reduced filing fee of \$4,000, the General Conditions, and the Special Conditions proposed by staff, seconded by Bill Galvin, and carried, 7-0-0.

V. Applications to be Received

Chairman Harris made a motion to receive eleven applications listed on the agenda. The motion was seconded by Jo Rogers, and carried 7-0-0.

- 1. #2019-031 – 181 Glenville Road – Redniss and Mead, Inc. for Indian Spring Limited Partnership for demolition of single family residence 58’ from wetlands. Tax #10-2708/s (first 65 days 5/29/19)**
- 2. #2019-032 – 184 Bible Street – Wojciech Charles Mikolajczak for demolition of residence, and construction of single family residence. Tax #08-2674**
- 3. #2019-033 – 55 Mary Lane – Joanna Montpelier for installation of a fence. Tax #12-2344/s (first 65 days 5/29/19)**
- 4. #2019-034 – 297 Cognewaugh Road – Rocco V. D’Andrea, Inc. for Jamie and Alice Elsner for emergency septic system replacement. Tax #08A-1059 (first 65 days 5/29/19)**

5. #2019-035 – 16 Walsh Lane – Frangione Engineering, LLC for Alexander and Cassaundra Karnal for construction of cabana with sewer connection, patio expansion, retaining walls, and walkway 4' from wetlands. Tax #20-1132/s
6. #2019-036 – 46 Meadow Road – Rocco V. D'Andrea, Inc. for Amy Keohane and John J. Hartig for demolition and reconstruction of a single family residence, driveway, utilities, and drainage 17' from wetlands. Tax #05-1511/s (first 65 days 5/29/19)
7. #2019-037- 47 Fairfield Avenue – Milone & Macbroom for Country Day School for athletic fields, parking areas, accessory buildings and site improvements 5' from wetlands. Tax #11-4013 (first 65 days 5/29/19)
8. #2019-038 – 37 Baldwin Farm North – William Kenny Associates, LLC for 37 Baldwin Farms North, LLC to remedy clearing and grading adjacent to a wetland. Tax #10-2628 (first 65 days 5/29/19)
9. #2019-039 – 29 Valley Drive - William Kenny Associates, LLC for Georgetownne Owners, Inc. and Georgetown North Tax District for construction of a retaining wall 0' from wetlands. Tax #07-9539 (first 65 days 5/29/19)
10. #2019-040 – 54 Pecksland Road – Conte & Conte for James Walker to correct a violation and restore a wetland and buffer. Tax #10-1667 (first 65 days 5/29/19)
11. #2019-041 – 11 Hycliff Road – Sound View Engineers and Land Surveyors for Ogden Hammond for construction of a residential addition, driveway reconfiguration, pool, patio, drainage, and retaining walls 12' from wetlands. Tax # 10-2192 (first 65 days 5/29/19)

VI. Agent Approvals

The Agency was provided five legal notices for projects approved by Authorized Agents. The projects are as follows:

1. #2019-003 – 5 Circle Drive Extension – Michael and Doreen Conte for construction of a residential addition, driveway, patio, and drainage 35' from wetlands. Tax #01-2307/s
2. #2019-010 – 425 Round Hill Road – Michael and Trish Odrich for installation of a septic system 60' from wetlands. Tax #10-1502
3. #2019-012 – 166 Old Mill Road – Round Hill Volunteer Fire Co., Inc. for addition to building, walkways and driveway reconfiguration, and 100% replacement septic system 87' from wetlands.

4. **#2019-022 – 55 Buckfield Lane – John Lipman for construction of a residential addition, covered porches, driveway modifications, and garage demolition 45’ from wetlands. Tax #10-2459**
5. **#2019-030 – 6 Ford Lane – Phase Two, LLC for construction of a single family residence, driveway, and associated site improvements 25’ from wetlands. Tax #06-3864/s**

There were no questions or comments.

VII. Violations

Cease and Correct Order #2019-003 – 20 Alpine Road – Debsting LLC for unauthorized removal of vegetation within a wetland. Tax # 11-2044

A Notice of Violation was issued on February 7, 2019 by regular and certified mail to the homeowner and Cease & Correct Order #2019-03 was issued via regular and Certified Mail on February 19, 2019. Since no return receipt was received and we did not hear from the property owner at the time of the February agency meeting, the matter was postponed to the March agency meeting. Staff has since had contact with the property owner who has begun the process of arranging the submission of an application.

Ms. Carrol-Andrews recommended the Agency maintain Cease & Correct Order #2019-003 and a Certificate of Violation be filed on the Land Records if an application to correct the violation is not received by a deadline of April 18, 2019.

Brian Harris made a motion to uphold the cease and correct order, seconded by Jo Rogers, and carried 7-0-0.

VIII. Other Business

IX. Adjourn

With no further business, the meeting adjourned at 9:05 p.m.

Patricia Sesto
Director