

MINUTES

GREENWICH INLAND WETLANDS AND WATERCOURSES AGENCY

March 28, 2016

Members present: Chairman Brian Harris, Vice Chairman Elliot Benton, Secretary Stephan Skoufalos, Joe Rogers, Jim Carr, Bill Galvin, Norma Kerlin.

Alternates present: Jay Schondorf and Steven Fong

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

Others present: Steven Studer, Matthew Studer, Jonathan Hughes, Valerie Stauffer, Chris Von Keyserling, Peter Quigley, Jayne Isford, Craig Huber, Mike Covney, Karri Breed, Edward O'Hanlan, Lindy Urso, Larry Liebman, Lauren Lockwood, Brian McMahon, Joseph Risoli, Ann Pisetzner, Rob Frangione, Bryan Muller, John Giancola, Tracy Chalifoux, Valerie Stauffer, Nick Cataldo, Tom and Moya Duffy, Ted Fowler, Joe Pagliarulo, Wear Culvahouse, Jackie Kaufmann, Mike Covney, Karri Breed, Brian McMahon, Joseph Cerniglia

1. Call to Order

Chairman Brian Harris called the meeting to order at 7:07 p.m. in the Town Hall Meeting Room on the first floor of Greenwich Town Hall.

2. Seating of Alternates

With all regular members in attendance, no alternates were seated.

3. Review and approval of draft minutes

Jim Carr made a motion to approve the draft minutes of February 22, 2016 and March 7, 2016, with no corrections, second by Bill Galvin. The motion carried 7-0-0.

4. Director's Report

Mrs. Sesto provided an overview of her director's report. The assistant compliance officer's position has been offered to a candidate and assuming the pre-employment requirements are met, the start date should be April 4 or 11.

The applications coordinator, Marisa Anastasio has accepted a planning position with the Planning and Zoning department, leaving this position open. The job description has already been revised and the position should be posted shortly.

The vacancies have made an impact to the remaining staff. Timeliness and scope of services has suffered as time is given over to essential duties.

Ms. Sesto asked members to recollect the rationale behind setting two years as the term for permits. Statutes dictate the permit be issued for five years when a permit from P&Z is required. It is frequently a challenge to decipher which projects need this approval.

Sotheby's requested Ms. Sesto speak at their monthly office meeting, which she did. The number of realtors in attendance was high and it provided the opportunity to convey how wetlands protect the integrity of the town. She also stressed the services the department can provide to assist them and their clients.

5. Compliance Report

Doreen Carroll-Andrews referred to the Compliance Summary sheet that was distributed in the meeting packets, which included a breakdown of bond releases (4 requested, 1 initiated by Staff, 4 released), the total number of inspections for the month, 109, and the deadlines set by the Agency that are upcoming or have passed. Only one deadline passed without permit compliance, 2 Huntzinger Drive. April will have substantially more deadlines to monitor.

Other Business

No other business was offered.

I. PUBLIC HEARINGS

1. APPLICATION #2016-002 – 345 West Putnam Avenue, 37 Oak Street, 26 Hemlock Drive and 0 West Putnam Avenue – Post Road Iron Works, Inc. and Carriero Family Limited Partnership -Tax #07-1148/s, 07-1425, 07-2033/s , 07-1135/s, 07-1136/s, 07-2190 (Continued)

Construction of a 355-unit apartment building 105 feet from wetlands and driveway 10 feet from wetlands.

Chairman Brian Harris introduced the application, noting the hearing was continued to this meeting to afford the public the opportunity to speak. Before opening the hearing up to the public, Chairman Harris took up the matter of the Verified Pleading submitted on behalf of Nick Cataldo. Following a brief discussion, Brian Harris made a motion to recognize the Verified Pleading dated March 4, 2016 stating the allegations are under the jurisdiction of this agency and if they prove true, will impact wetlands and watercourses, Seconded by Elliot Benton, and carried, 7-0-0.

Bob Clausi read the list of documents into the record received as of noon on 3/28/16.

Steve Studer of Berchem, Moses & Devlin, P.C., addressed the Agency, acknowledging the purpose of the hearing was to receive public comment. He offered assurance that requested documentation is forthcoming and there is no intent to withhold information. Mr. Studer indicated the Greenwich Neighborhood Preservation Association (GNPA) is using outdated information to exaggerate points. Updated, comprehensive information will be submitted, but not in time to review and hold a hearing in mid April as previously expected. Accordingly, the agency was asked not to schedule a hearing until late April or early May.

Mr. Studer reiterated the Post Road Ironworks site was responsive to the violation notice issued by CT DEEP in 2012 and the closure letter was issued because the business was brought into compliance. This is evidence the applicant has not ignored the CT DEEP as purported.

With regards to the pipe and what it might carry, this does not constitute a violation, as stated by Mr. Studer. The pipe and what it conducts are grandfathered. Furthermore, in accordance with section 5.1.e of Greenwich's wetland regulations, the discharge from the pipe is exclusively regulated by the DEEP. This stormwater permit is binding.

Members of the public were invited to speak.

Jonathan Hughes responded to the statements of Mr. Studer, explaining to the agency the GNPA comments and conclusions are those of their professional consultants, drawn from the applicant's own reports.

The GNPA has been put in the position of providing the agency information about the site and what the applicant isn't telling them. The agency has asked for the phase I and II to be submitted and also a plan for remediation. The applicant has put off this request by stating such documents are being prepared. These requests were readily fulfilled by the GNPA by pulling from the record of Tollgate. Why is it, the applicant cannot also provide this information?

Valerie Stauffer introduced herself as Chairman of RTM District 7, however she is not speaking on behalf of her district. Ms. Stauffer cautioned the agency to abide by the lessons learned during the construction of MISA at the high school. The Post Road Ironworks has been in business since 1927. The nature of the business necessitates the use of fluids she described as "bad actors" and these were in use prior to regulatory oversight of such things. The remediation will be a big undertaking and care must be taken to prevent this activity from damaging the wetlands.

Ms. Stauffer concluded by urging the agency to deny the application.

Ted Fowler, member of GNPA spoke. He stated he previously opposed Tollgate and this application is simply a newly named project with the same old problems. In response to GNPA concerns, experts have been retained to examine the application, but cannot conduct their review as information is missing from the application; it is incomplete. It is known the site is contaminated and this contamination is impacting the wetlands. To construct the proposed development, extensive blasting and excavation will further risk damage to the wetlands.

Mr. Fowler expressed his expectations that given the site is presently undevelopable with the contamination, a Phase III is necessary.

Chris von Keyserling, applauded the agency for their past stance on ensuring applications were complete before they are reviewed. He stated this practice seems to be waning as evidenced by the application before them. The agency has the ability to deny the application as incomplete and this tool should be used.

He explained the neighbors must spend their money for consultants to review the project and the best the expenditure can do is maintain the value of their homes. In contrast, the money the applicant spends on consultants is an investment from which they profit.

Mr. von Keyserling asked the agency to deny the application as incomplete in order to respect the rights of the public.

Peter Quigley, resident, spoke of the serious flooding in the watershed and the resulting threats this brings to wetlands and harbor. He expressed frustration with the applicant's promises to submit information and the absence of follow through. This site and others like it in town should be proactively tested by the town itself.

Jayne Isford, of Hemlock Drive, described the positive aspects of the neighborhood. She is a member of GNPA and opposes the subject proposal just as she opposed the Tollgate proposal. She questioned why the information submitted is the same as was available from 2012. Surely the applicant has not been idle for this period of time.

The threat to the wetlands is a serious issue for the neighborhood. Additionally, Ms. Isford requested the agency specifically confirm the accessway off Hemlock Drive will not be used either during construction or after. She questioned the legality of having a single access to the development via West Putman Ave.

There is simply too little information provided for such a large project.

Craig Huber, resident stated the proposed development will have major negative impacts to the wetlands and watercourse and requested the agency deny the application due to incompleteness. Mr. Huber continued saying the applicant's previous request to reduce the fee is an insult, at which point Stephan Skoufalos interrupted and took issue with the persistent testimony criticizing the applicant's credibility and statements of incompleteness. He requested public comments address wetland issues.

Mr. Huber concluded by stating removal of 52,000 cubic yards of material has to impact the wetlands. Blasting rock will create rock fissures, which in turn will affect the wetlands.

Mike Covney of Hemlock Drive played a recording of various calls emanating from the vernal pool in close proximity to the site. These amphibians are the ones that will be most affected by the development. Mr. Covney will submit the video from which the audio recording comes from, along with confirmation of the location of the recording.

Karri Breed of 30 Hemlock Drive stated her property directly abuts the subject parcel. She expressed concern regarding contamination in the wetlands and what the health implications are. The two wetlands near Hemlock Drive are now dry most of the time. This is inconsistent with the past.

Lindy Urso explained the neighbors were hamstrung in the absence of vital information and urged the agency to deny the application.

Edward O'Hanlan, Esq., attorney of Robinson & Cole began by distributing a report by Leggette, Brashears, and Graham providing the scope of work for the phase III investigation. The report is not advocating for a particular outcome, just simply states what is necessary to pursue site remediation.

Stephan Skoufalos questioned Mr. O’Hanlan on the purpose of the report. Mr. O’Hanlan responded the report demonstrates adequate information exists to formulate the next steps in developing the remediation plan and questioned why the applicant could not have done the same.

Withholding information has proven to be a hindrance. Tonight was the first time the existence of a Storm Water Permit was mentioned. Contrary to Mr. Studer’s position, Mr. O’Hanlan stated the flow in the pipe is not grandfathered. Additionally, test pits and borings are being conducted on-site in regulated areas with no permit. Digging in buffer is regulated and the applicant should have secured a permit.

He has contacted the agency’s counsel to discuss his points and urges the agency to likewise consult with their counsel.

Mr. O’Hanlan took issue with staff’s position that no permit is being required for the test holes, the failure by Mr. Clausi to read the text of his letter into the record, and staff’s perceived dismissive stance regarding neighbor requests for information from the Tollgate application. Mr. O’Hanlan implored the agency to hold the applicant accountable for requested information.

Mrs. Sesto read portions of her memorandum, dated March 28, 2016 to the agency. She acknowledged the agency has the ability to deny applications that are deemed incomplete, but recommends continuing forward with the application as this is the most expeditious way to get to a remediation plan. She concurs with Mr. O’Hanlan that polluted discharge from the pipe would not be grandfathered and could constitute a violation.

Counsel for the agency has been apprised of this application and consulted. Ms. Sesto contacted the CT DEEP prior to the last meeting to understand the DEEP’s intentions regarding the contamination. DEEP confirmed the business is in compliance with DEEP protocol for daily handling of hazardous materials. Remediation of the site would not be required until the ownership or control of the site changes.

Mr. O’Hanlan’s comment that staff refused to pull information for the Tollgate application because they did not have time is not accurate. Rather his clients were advised to name specific documents that highlight the information they wanted to bring to the attention of the agency. Incorporating the entire Tollgate application would be a disservice to calling attention to their issues and would be an administrative and financial burden should a return of record be required.

Ms. Sesto confirmed she has retained a firm to provide services of an LEP as directed by the agency. AECOM is the firm. Additionally, an attorney specializing in contamination law has been brought on.

Discussion ensued regarding dates for submission of additional information by the applicant and the date this public hearing will be continued to. Mr. Studer stated his team would not have the information ready early enough for a mid-April hearing as previously requested. The additional information will be submitted by April 18th and a late April or early May meeting would give reviewing parties sufficient time to evaluate the material.

Norma Kerlin addressed the applicant to make it clear she expects data from the contamination testing to be submitted. She also requested Ms. Sesto send her the letter requesting additional information that was written pursuant to the previous public hearing.

To facilitate a continuation of the hearing, Mr. Studer requested a 65 day extension of the public hearing timeframe, which was granted.

Hearing no further comments, Chairman Harris continued the hearing to the next available date in late April or early May.

II. Pending Application

1. #2016-012 – 25 Fairview Terrace – 25 Fairview Terrace, LLC – Tax #09-3745/s – construction of a new single-family residence, driveway, pool, and drainage system 20 feet from a wetland. - DELAY

Bob Clausi reviewed the contents of his supplemental staff report. In response to requests made by the agency and staff, revised plans were submitted on March 21, 2016. The Department of Public Works has not yet responded and as such, a delay of decision is recommended.

Along with the redesign of the site plan, the applicant submitted a point-by-point response. Alternatives had been requested and were provided. The retaining walls have been reduced in height to three feet and the house has been moved west. All work is confined to the south side of the drainage easement, which is consistent with the original subdivision approval. The first DPW comments were addressed. The environmental analysis was much improved, although it still contains statements not applicable to this property. With these revisions, Mr. Clausi reported there are no outstanding wetland and watercourse issues.

Anticipating the need for further review time, the applicant proffered a request for a 65 day extension and Mr. Clausi recommended a delay in making a decision.

Larry Liebman of S.E. Minor & Co., Inc. appeared before the Agency on behalf of the applicant. He agreed tabling this application until the next meeting is warranted to allow the down gradient neighbor adequate time to review the changes.

Elliot Benton questioned the slope of the driveway, observing it is quite steep. Larry Liebman confirmed the driveway is at 15%, the maximum allowed by zoning. To manage stormwater on this driveway, multiple trench drains are proposed. These will capture sand and salt in the runoff. Mr. Benton expressed concern the infiltrator would be compromised by the accumulation of sand, to which Mr. Liebman responded by detailing the annual maintenance of the infiltrator. He will come back with information regarding other means to attenuate the sand.

Jackie Kaufman of Carmody and Torrence and representing the neighbor, Ann Pisetzner, requested assurance that any changes made to the plan following approval would necessarily come back to the agency. There is concern the plan presented is not buildable.

Brian McMahon of Redniss & Mead, agent for the neighbor, stated he will be reviewing the revisions in advance of the next meeting. At first look, he questions the effectiveness of the trench drains on such a steep driveway. He agreed the slope of the drive is mostly 15%, however there is an area with a slope at 20%, exceeding zoning regulations.

The newly submitted plan is substantially different than the first iteration and Mr. McMahon questioned its feasibility. For example, there is a 12% slope to the driveway at the garage opening and the deck over the Cultec units is six inches off the ground, leaving no opportunity for maintenance of the infiltrators, and there is now extensive grading on the neighboring property. The resubmitted plans have substantially less information than the original submission; too little to draw conclusions from.

Ann Pisetzner, neighbor, distributed pictures of her property showing the flooding and erosion that followed a clearing of the subject parcel several years ago. Her concerns about how this development will impact her are not aimless. She referenced a 2004 memorandum from Conservation Director Denise Savageau to reinforce her point.

There were no other comments from the public.

A motion to delay the application was made by Stephan Skoufalos, seconded by Bill Galvin and carried 7-0-0.

III. New Applications for Review

1. #2015-172 – 61 Ridgeview Avenue – Wear Culvahouse – Tax #11-3002/s – for construction of a residential addition, driveway, rain garden and retaining wall 18 feet from a wetlands.

Bob Clausi introduced the project and reminded the members this site was before them last fall and several members saw the property on a site walk. The resubmission has a smaller driveway and smaller rain garden. The number of proposed additions is fewer and they have been downsized. With these changes, only two trees will be lost. DPW has reviewed and approved the plan for drainage.

Mr. Clausi recommended areas of rough lawn that should be planted or otherwise allowed to support natural vegetation.

Lauren Lockwood of S.E. Minor and Co., Inc. appeared before the Agency on behalf of the applicant and had no objections to Mr. Clausi's recommendations.

There were no comments from the public.

A motion to approve the application with general and special conditions as proposed by staff was made by Stephan Skoufalos, seconded by Bill Galvin and carried 7-0-0.

2. #2016-015 – 18 Hurlingham Drive – Michael Varshisky – Tax #11-3094 – demolition of tennis court and construction of a driveway and drainage system. - DELAY

Bob Clausi introduced the project. A permit was issued in 2014 to demolish a portion of the structure and rebuild, including a rain garden. The adjacent tennis court was subsequently used to stockpile soil. The property owner is now seeking another permit to accommodate some desired changes. The proposal includes the development of a driveway and parking area behind the structure, in excess of 100 ft. to the lake, and planting an orchard where the damaged tennis court is. The net result of the demolition, driveways, and additions for this is less than 1,000 s.f. of impervious area is created.

Mr. Clausi stated he had no major objections to the project, but wanted to see an improved planting plan. The shoulder and slope of the driveway needs to be planted and the understory of the woodlands forming a buffer to Conyers Lake has inexplicably vanished.

Rob Frangione of Frangione Engineering, LLC appeared before the Agency on behalf of the applicant. He presented a planting plan prepared by Blythe Yost showing an orchard in place of the old tennis court and shrubs on the slope of the new driveway. No understory plants were included.

Discussion ensued regarding the plantings needed to address Mr. Clausi's concerns. Chairman Harris stated his preference to see this discussion depicted on a revised plan before taking action.

There were no comments from the public.

A motion to delay was made by Elliot Benton, seconded by Joe Rogers and carried 7-0-0.

3. #2016-016 – 18 Grahampton Lane – Greenhill Associates, LLC – Tax #11-1535 – demolition and construction of a single-family residence, driveway, pool, septic and drainage systems 40 feet from a wetland. – DELAY

Bob Clausi introduced the site and proposal. The agency saw this site previously in association with a clearing violation. The remediation shrubs are still visible. The applicant is seeking permission to tear down the home and rebuild. While this activity is 40 feet from the eastern wetland, there is a watershed divide separating the activity from the wetland. The second wetland extends onto the site in the southwest corner. Some yard debris is present and there is an opportunity to enhance the quality of the wetland buffer, which is currently lawn.

DPW has raised concerns regarding the stormwater management plan and are requiring further design work from the applicant. Rob Frangione of Frangione Engineering, LLC detailed the nature of the concerns and the probable solutions.

Mr. Clausi suggested the agency authorize staff to review and approve the revised plan rather than delaying action until the next meeting. Chairman Harris preferred to provide the agency with the opportunity to review the changes.

There were no comments from the public.

A motion to delay was made by Elliot Benton, seconded by Joe Rogers and carried 7-0-0.

4. #2016-019 – 18 Dunwoodie Place – Reinhard Koester – Tax #11-2670 – residential addition 60 feet from wetlands.

Bob Clausi provided an overview of the site and proposal. The addition qualifies for a drainage exemption. Since a permit was issued back in 1994, there were numerous site inspections through 2003. Since then, a deer fence was installed and while it is not in the wetland, it does appear to go off-site. Mr. Clausi recommended the agency approve the application and include the requirement to raise the deer fence 6 inches within 35 feet of the wetland boundary.

John Giancola of Ahneman Kirby, LLC appeared before the Agency on behalf of the applicant and requested until September 30, 2016 to correct the fence.

There were no comments from the public.

A motion to approve the application with general and special conditions as proposed by staff with the modification that the fence be raised as described by September 30, 2016 was made by Bill Galvin, seconded by Jim Carr and carried 7-0-0.

5. #2016-020 – 749 Lake Avenue – Blue Lake 749, LLC – Tax #11-1941 – legitimizing a deer fence crossing wetlands in two locations.

Doreen Carroll Andrews provided a project introduction. A deer fence was installed without a permit and running through the wetlands. It appears no substantial amount of vegetation was removed to accommodate the fence. She recommended approval with the special condition the fence be raised six inches within the wetland and within 50 feet of its boundary.

Tracy Chalifoux of Hoffman Landscapes appeared before the Agency on behalf of the applicant and agreed with Ms. Carroll Andrews' assessment and recommendations.

There were no comments from the public.

A motion to approve the application with general and special conditions as proposed by staff was made by Joe Rogers, seconded by Bill Galvin and carried 7-0-0.

6. #2016-021 – 1 Carriage Road – Clover Hill Investments, LLC – Tax #08-3414 – construction of a new single-family residence, pool, patios, grading, landscaping, drainage and septic system 25 feet from a wetland. - DELAY

Patricia Sesto described the project and the violation that came from starting the project without a permit. The site was developed previously with a home and moderate yard. The house has been razed and the site cleared. The area cleared along the southern property line was within regulated areas adjacent to the offsite wetland.

Ms. Sesto referenced her staff report which calls for alternatives that would have reduce the clearing by pulling the grading and possibly the house away from the wetland, explanation of how the infiltrators will work where ledge protrudes, and a planting plan to restore the wrongfully cleared area.

DPW has not signed off on the drainage plan and has requested additional information.

Larry Liebman of S.E. Minor & Co., Inc. appeared before the Agency on behalf of the applicant. He explained his client acted hastily and has submitted a plan to revegetate the wrongfully cleared areas. He believes he can revise a plan to staff's satisfaction and would be amenable to this being a condition of approval.

Ms. Sesto was not agreeable to this suggestion, noting there are more items in need of attention than just the planting plan.

There were no comments from the public.

A motion to delay was made by Bill Galvin, seconded by Elliot Benton and carried 7-0-0.

7. #2016-022 – 727 Lake Avenue – Yvonne Burke and Edwin Burke, III – Tax #11-2695 – rebuilding existing retaining wall.

Doreen Carroll Andrews provided a history of the application, noting it started as a violation when the homeowner hired labor to repair and replace a timber retaining wall that is quite close to the foundation. Silt fence was present, but not installed properly; a condition which was quickly addressed by the applicant.

Ms. Carroll Andrews recommended the agency approve the application.

Joseph Risoli of Joseph F. Risoli, P.E., LLC appeared before the Agency on behalf of the applicant and offered no further comments.

There were no comments from the public.

A motion to approve the application with general and special conditions as proposed by staff was made by Jim Carr, seconded by Elliot Benton and carried 7-0-0.

8. #2016-025 – 19 Pinecroft Road – Joseph Cerniglia – Tax #11-1778 – new septic system in association with residential construction 60 feet from wetlands.

Patricia Sesto described the previous permit granted to grade the site in preparation for redevelopment. Some of this grading exceeded the approved limits and the retaining wall was not constructed. Plantings are proposed to compensate for the added grading and the loss of trees in the course of building the leaching fields.

The grading was not in compliance along the rear yard limit and will be corrected as part of this application. In accordance with the fee schedule, the applicant would owe an additional \$6,000 to satisfy the 3X factor for after the fact applications. The homeowner spoke to Ms. Sesto before the meeting and she conceded the after the fact fee could reasonably be calculated from the base fee of the type of work from the previous permit, meaning \$3,000 would be due.

The homeowner was not satisfied and requested the agency review the matter further. Ms. Sesto suggested, if the agency were inclined to do so, they could use the base fee in effect at the time the last permit was issued, meaning the outstanding after the fact fee would be \$1,000. This would be similar to what the agency allowed recently for another homeowner. After some discussion, it was the consensus of the agency to impose a corrective action fee of 3X the base fee in effect at the time the permit was issued, leaving \$1,000 due.

Brian Muller of Sound View Engineers & Land Surveyors, LLC appeared before the Agency on behalf of the applicant. He stated the fill will be pulled back and a retaining wall built to bring the site into compliance. Additionally, the plastic jute netting will be replaced with natural fiber to reduce wildlife mortality.

There were no comments from the public.

A motion to approve the application with general and special conditions as proposed by staff with the one revision to reduce the outstanding application fee to \$1,000 was made by Elliot Benton, seconded by Stephan Skoufalos and carried 7-0-0.

9. #2016-026 – 27 Doubling Road – 27 Doubling Road, LLC – Tax #11-3125 – grading and construction of a rain garden 30 feet from a wetland in association with construction of a single-family residence.

Bob Clausi reviewed the content of the application. This is an undeveloped site, with a ponded stream and riparian wetland buffer. The site has a semi-maintained meadow. There is a farmer's drain bleeding out beyond the flagged wetland limit. At the request of Mr. Clausi, the soil scientist rechecked the area and wetland soils are not present.

Alternate Jay Schondorf left the meeting at 10:09 p.m.

Mr. Clausi expressed concern regarding the construction sequence and the need to complete the tasks at the bottom of the hill first. The planting plan should also be expanded to encompass the area from 15 feet off the northern wetland corner, to the tip of the protruding part of the wetland, to a point along the property line 30 feet off of the eastern end of the wetland. The farm drain will need to be routed around the work area or diverted to the stormwater basin.

Brian Muller of Sound View Engineers & Land Surveyors, LLC appeared before the Agency on behalf of the applicant. He contested the suggestion of enhancing the planting plan by adding woody plant material; a meadow would be fine. He stated the meadow grasses are incompatible with the shrubs as the shrubs will shade the meadow out. Ms. Sesto refuted this assertion.

There were no comments from the public.

A motion to approve the application with general and special conditions as proposed by staff was made by Brian Harris, seconded by Stephan Skoufalos and carried 7-0-0.

IV. Agent Approvals

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

1. #2016-017 – Suzanne Storr for the maintenance of a split rail and mesh fence adjacent to a wetland and watercourse at 306 Stanwich Road is approved with conditions. Tax #11-2306
2. #2016-018 – Michael and Alina Sherman for construction of a pool, patio, and pergola 45 feet from a wetland at 27 Stillman Lane is approved with conditions. Tax #07-3042/s
3. #2016-023 – Stone Harbor Land Company for demolition and construction of a single-family residence, driveway, in-ground pool, patios, and septic system at 36 Rockwood Lane is approved with conditions. Tax #11-1552

4. #2016-024 – Clifford Berger for tennis court, covered terrace, and drainage system 40 feet from a wetland at 7 Old Round Hill Lane is approved with conditions. Tax #10-3637
5. #2016-027 – David Clarke for construction of residential additions and modification of a driveway 25 feet from a wetland at 22 Lia Fail Way is approved with conditions. Tax #08-3475
6. #2016-028 – Jeremy E. Kaye, Trustee for construction of a residential addition and septic system 35 feet from a wetland at 53 Dingtletown Road is approved with conditions. Tax #11-1848

No questions were presented and no public comments were received. No action by the Agency was required.

V. Applications To Be Received

Elliot Benton made a motion to receive the twenty-one applications listed on the agenda and schedule them for discussion or public hearings as appropriate, at the next meeting of the Agency, second by Bill Galvin and carried 7-0-0.

Application #2016-030 for 25 Mead Avenue, New Lebanon School will be scheduled for a public hearing in recognition this town project will have sufficient public interest to warrant it.

VI. Bonds Releases

1. Application #2010-017 – Agent Approval #2010-002 for Henry Lim – 33 Hillcrest Park Road. The \$3,000 bond is to be returned to Dora Suihan Sung and Henry Lim.
2. Application #2014-142 – Permit #2014-109 for The Perryridge Corporation d/b/a Greenwich Hospital – 55 Holly Hill Lane. The \$3,000 bond is to be returned to Greenwich Hospital.
3. Application #2015-050 – Permit #2015-049 for Sergio Fuster – 11 Cardinal Road. The \$2,000 bond is to be returned to Sergio Fuster Merino and Amparo Pena Nadal.

A motion to release the bonds was made by Stephan Skoufalos second by Jim Carr, and carried 7-0-0.

VII. Other Business

a. General Procedural Discussion

- Greg Silver requested the agency entertain a discussion on bond determination methodology. Mr. Silver was not in attendance.
- Members and staff deliberated on the purpose of outside consultants and to what extent they should be generating new information as opposed to reviewing documentation submitted by the applicant. Ms. Sesto expressed reservations pertaining to the agency hiring consultants to do the work applicants should be providing. Mr. Benton responded with his concerns regarding the caliber of the reports submitted by applicants.

Messrs. Skoufalos and Benton asked to review the scope of services for the LEP contracted to assist the agency with the review of 345 West Putnam Ave.

VIII. Adjourn

With no further business, the meeting adjourned at 10:35 p.m.

Patricia Sesto
Wetlands Director