1. Call to Order

Vice Chairman Benton called the meeting to order at 7:04 p.m.

2. Seating of alternates

Peter Linderoth and Klaus Jander were seated as alternates.

3. Approval of draft minutes of March 13, 2017

Jo Rogers made a motion to approve the minutes of March 13, 2017, second by Bill Galvin. The motion carried 5-0-0.

4. Other business

None

I. Consent Approvals

1. #2017-029 – 12 Wyckham Hill Lane – Wyckham Lane Associates – Tax #11-3122 – for aquatic plant and algae management in Babcock Pond.


A motion to approve the applications with general and special conditions as proposed by staff was made by Jo Rogers, seconded by Bill Galvin, and carried 5-0-0.

II. Pending Applications
1. #2016-180 – 249 Bedford Road – Felix & Miosotis Cabrera – Tax #10-2871 – Construction of a new driveway, driveway modifications, drainage, grading and landscaping adjacent to wetlands.

Patricia Sesto reviewed the project and the outstanding questions from the last meeting the application was discussed. The agency had requested additional documentation to substantiate the claim that the Bedford Road driveway does not meet the minimum sight line distances and wouldn’t be approved by DPW. Ms. Sesto conveyed what Senior Civil Engineer Scott Marucci explained to her. While the Bedford Road driveway does not meet the sight line standard, it is an improvement over current conditions and is therefore approvable. The Riversville Road driveway must meet the minimum sight line standards because it is viewed as a new driveway.

To mitigate for any impacts to the adjacent wetland, a planting plan is proposed. Elliot Benton confirmed no work to build the driveway and its retaining walls will necessitate intrusion into the wetland.

Bryan Muller, P.E. of Sound View Engineers & Land Surveyors, LLC appeared before the Agency on behalf of the applicant. He explained the level of safety the preferred alternative would provide. Discussion ensued regarding the variables of the intersection and driver habits. Mr. Muller concluded it is prudent to choose the safest option and continued on to explain the mitigating elements of the plan. The use of retaining wall means there will be minimal tree loss. Only one tree and some shrubs need to be removed within the road right of way to achieve the needed sight line. Porous asphalt will be used and baffles will be incorporated into the steeper areas to promote infiltration.

Bill Kenny of William Kenny Associates explained, due to the narrow cut and east-west alignment of the driveway, the solar impact will not be notable and the canopy will close over the driveway in time.

The planting plan proposed is intended to add diversity through management of non-native invasive species and the addition of native species.

Elliot Benton questioned the timing of the plantings, specifically asking if the plants could go in before the driveway work began to ensure compliance. Mr. Kenny agreed the plants could be installed once the retaining walls are complete and the base coat is in. Flexibility would be needed based to accommodate seasonal limitations and possible drought conditions.

Jo Rogers sought clarification on the driveway shoulders. Mr. Muller explained the shoulders will be configured to act as rain gardens for each segment defined by baffles. The porous pavement will be pitched to the sides to capture flows during heavy rain events.

Mr. Kenny added additional information to the mitigation plan, stating measures to manage against deer damage will be used and the management plan for non-native invasive species would run 3-5 years.
Mr. Muller requested the Agency provide him with direction on the preferred driveway so DPW Engineering will proceed with their review. Any revisions will be submitted to the agency for review.

Vice Chairman Benton polled the members and the consensus was supportive of the Riversville Road driveway.

2. **New Applications For Review**

1. **#2017-028 – 13 Carriage Road – Yuriy Shterk – Tax #08-3484 – for maintenance of a low retaining wall, grading, and landscaping five feet from wetlands.**

   Patricia Sesto reviewed the contents of the staff report prepared by Doreen Carroll-Andrews. Ms. Sesto described the expansion of lawn thru clearing, the construction of a low, mortared retaining wall, and deposition of fill. The wall comes to within seven feet of the wetland and pond.

   Ms. Sesto stated that if someone asked about the feasibility of this project before the work was done, she would have caution them this is not likely to be approved in the absence of justification. This application does not provide any justification for the lawn expansion. She encouraged the members to consider if this is something they would have found approvable before the work was done. If not, then this should not be approved now.

   Vice Chairman Benton asked if the applicant or agent was in attendance. No one came forward.

   The recommendation is to issue an Order requiring the wall and fill to be removed and the wetland buffer to be restored to the previous state.

   Bill Galvin made a motion to issue an order to correct IWWA 2017-028 with the standard and special conditions provided in the staff report, seconded by Jo Rogers, and carried 5-0-0.

2. **#2017-035 – 26 Mayfair Lane – Thomas J. Heagney, Trustee – Tax #10-1052 – for construction of a garage, tennis court, motor court, patios, drainage, grading and landscaping 45’ from wetlands.**

   Bob Clausi described the application. The primary project consists of a garage and tennis court. These and the other features are proposed in an area of lawn bound by retaining walls. The construction plan works with the sloping grades as the elements are stepped down the hillside.

   Comments from DPW were minor and the revisions will not substantively affect the plan. Mr. Clausi recommended the agency approve the project with conditions presented in the staff report and the additional special condition to comply with the second bulleted comment in the DPW report.
Jim McTigue of Joseph F. Risoli, P.E., LLC appeared before the Agency on behalf of the client to answer any outstanding questions. None were asked.

Klaus Jander made a motion to approve IWWA 2017-035 with the standard and special conditions provided in the staff report, and additional special condition to provide evidence of compliance with DPW’s requested revisions, seconded by Bill Galvin, and carried 5-0-0.

3. #2017-041– 5 Meadow Drive – Angelique Bell & James Bell IV – Tax #10-1383/S – for construction of a pool, patio, driveway modifications, drainage, grading and landscaping 45’ from wetlands.

Bob Clausi introduced the project, stating the majority of the construction is beyond the 100 foot upland review area, but that work necessitated a rain garden which is 40 feet from the wetland and its grading comes to within 20 feet. The applicant is also proposing repairs to the driveway, which bisects a wetland. Piping will be added under the driveway to better maintain the hydrologic connection and increase the driveway stability.

Tony D’Andrea of Rocco V. D’Andrea, Inc. appeared before the Agency on behalf of the applicant. He stated the rain garden is a bit oversized and provides a positive improvement to detain peak flows. The driveway failure is the product of poor construction. The driveway bed will use crushed stone to minimize damage from freezing and will spread the load of vehicles.

Elliot Benton questioned the special condition language which requires new plans be submitted “if” any changes have been made since the permit was issued. Since all plans are technically submitted for review, this portion of the condition is inaccurate.

Elliot Benton made a motion to approve IWWA 2017-041 with the standard and special conditions provided in the staff report, with the revision to special condition #1 to drop the clause regarding changed plans, seconded by Jo Rogers, and carried 5-0-0.

4. #2017-044– 257 Stanwich Road – Tax #08-4017 – for construction of a school addition, retaining walls, walkways, drainage, grading and landscaping 0’ from wetlands.

Bob Clausi recounted the elements of the permit issued in 2007. Some of the permitted activities are complete, and several have yet to start. This application is seeking a permit to construct an addition to the west side of the academic building. Drainage will be directed to a rain garden which will overflow to the lawned wetland adjacent to Stanwich Road. A berm, smaller than the one permitted in 2007, will be constructed along the western side of the wetland to create more storage.

Tony D’Andrea of Rocco V. D’Andrea, Inc. appeared before the Agency on behalf of the applicant. He stated the permit for the 2007 plan is still valid and the school will pursue various components as funding becomes available. Mr. D’Andrea explained the drainage system, noting catch basins will be installed in the driveway to eliminate the hazard created when flows reach Stanwich Road.
Plantings are proposed on the outskirts of the lawned area to maintain the ability to use it for informal sports.

Mary Lou Lange appeared before the Agency with some questions outside the purview of the agency. She also inquired after the septic field and was assured by Mr. D’Andrea the system is monitored by CT Department of Public Health. The system runs below its permitted volume.

Bill Galvin made a motion to approve IWWA 2017-044 with the standard and special conditions provided in the staff report, and additional special condition to provide evidence of compliance with DPW’s requested revisions, seconded by Jo Rogers, and carried 5-0-0.

5. #2017-046– 21 Cedarwood Drive – 21 Cedarwood Drive, LLC – Tax #11-1191 – for demolition of the existing residence, construction of a new single family residence, pool, patios, drainage, grading and landscaping.

Patricia Sesto described the application as a resubmission of a similar plan which was denied last fall. In response to the reasons for denial, the house was reduced by 10%, the motorcourt reduced to provide a 50 foot separating distance to the wetland, the consumption of buffer for lawn was reduced east of the house, the rear yard will be notably cleared and regraded outside of the upland review area, and a substantive planting plan is included.

Tom Heagney of Heagney, Lennon and Slane, LLC appeared before the Agency on behalf of the applicant. Mr. Heagney reviewed the specific changes to the stormwater management system, noting pervious pavement will be used in lieu of Cultec units to tighten the limits of disturbance. The existing retaining wall east of the driveway will remain. Mr. Heagney requested the proposed plan and alternatives submitted with 2016-138 be incorporated into this record.

Messrs. Rogers, Liebman, and Heagney discussed aspects of the slope between the motor court and wetland. The previously proposed rain garden has been eliminated. This slope will be planted with trees and jute netting will be used as a means of temporary erosion control. The revised construction sequence submitted will be further revised to reflect the leveling of the back yard as occurring in Phase II.

Elliot Benton made a motion to approve IWWA 2017-046 with the standard and special conditions provided in the staff report, excluding #2, and the additional condition that a revised construction sequence will be submitted, seconded by Bill Galvin, and carried 5-0-0.


Bob Clausi described the proposal to construct a pool and this small lot. The wetland in the rear yard has been maintained as lawn for many years and the brook which traverses the property is one of the few remaining segments not piped, although the channel is stone-lined. The plan includes a planting plan for mitigation along the stream.
This project comes after a previous permit to build additions. Should anymore impervious coverage be added to the site, a full drainage report will be needed.

Mr. Clausi recommended a permit be issued.

Bryan Muller of Sound View Engineers & Land Surveyors appeared before the Agency on behalf of the applicant. He stated the watercourse, because of incremental isolation, is more apt to function to convey stormwater from the roads. Last summer it was completely dry.

Cultec units are being proposed to take any overflow from the pool and allow dissipation of the chemicals before discharge. The wetland has a weak hydrologic profile.

Jo Rogers made a motion to approve IWWA 2017-050 with the standard and special conditions provided in the staff report, and additional special condition to provide evidence of compliance with DPW’s requested revisions, seconded by Bill Galvin, and carried 5-0-0.

7. #2017-051 – 2 Huntzinger Drive – Gregory Sposito – Tax #10-1295/s – for demolition of the existing residence, construction of a new single family residence, pool, patio, driveway modifications, drainage, grading and landscaping 17’ from wetlands.

Patricia Sesto described the application to redevelop the residential property and recapped the 2016 violation. That violation is in compliance with the order and served to firmly mark the limit of lawn. The redevelopment respects those boundaries. The house is placed as far east and south as building setbacks will allow and the expanded portion of the driveway will be pervious.

The application was recommended for approval with conditions.

Peter Finkbeiner of Sound View Engineers and Land Surveyors, LLC appeared before the Agency on behalf of the applicant. He

Jo Rogers made a motion to approve IWWA 2017-051 with the standard and special conditions provided in the staff report, and additional special condition to provide evidence of compliance with DPW’s requested revisions, seconded by Klaus Jander, and carried 5-0-0.

III. Agent Approvals

IV. Other Business

V. Adjourn

With no further business, the meeting adjourned at 8:45 p.m.
Patricia Sesto
Director