

MINUTES

GREENWICH INLAND WETLANDS AND WATERCOURSES AGENCY

April 22, 2019

Members present: Vice Chairman Elliot Benton, Jo Rogers, Jay Schondorf, Norma Kerlin

Alternates present: Peter Linderoth

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

Others present: Larry Liebman, S.E. Minor & Co., Inc.; Megan Raymond, Milone and Macbroom; Dan Kroeber, Milone and Macbroom; Bryan Muller, Sound View Engineers & Land Surveyors; Bruce Cohen, Tony D'Andrea, Rocco V. D'Andrea, Inc.; Rob Frangione, Frantione Engineering, LLC; Bill Kenny, William Kenny Associates, LLC; John Conte, Conte & Conte, LLC; Jim Donovan, Nancy Marshall, Ogden Hammond, Moya Duffy, Betsy Harper

1. Call to Order

Vice Chairman Benton called the meeting to order at 7:02 p.m.

2. Seating of Alternates

Peter Linderoth was seated.

3. Approval of draft minutes of March 25, 2019

Jo Rogers made a motion to approve the minutes of March 25, 2019, seconded by Jay Schondorf and carried 5-0-0.

4. Director's Report

Patricia Sesto provided a director's report, stating Peter Mang started today as the new applications coordinator. Jennifer Urena will start next week as the new assistant compliance officer.

5. Other Business

None

I. Public Hearing Applications

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)**

Mrs. Sesto read a letter from Anthony D’Andrea requesting the agency grant an extension of time to hold the public hearing to end July 3, 2019.

The application was postponed at the applicant’s request. To be heard at the May 20th IWWA meeting.

2. **#2019-037- 47 Fairfield Avenue – Milone & MacBroom for Greenwich Country Day School for athletic fields, accessory buildings and landscaping, retaining walls, and parking areas 5’ from wetlands. Tax #11-4013 (first 35 days 5/27/19)**

Bob Clausi reads the list of documents into the record. Members Benton, Kerlin, and Schoendorf were identified as having visited the site.

In the absence of persons representing the applications, the agency reordered the agenda.

II. Consent Approval

1. **#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 50’ from wetlands. Tax #10-1356 (first 65 days 5/1/19)**
2. **#2019-034 – 297 Cognewaugh Road – Rocco V. D’Andrea, Inc. for Jamie and Alice Eisner for emergency septic system replacement. Tax #08A-1059 (first 65 days 5/29/19)**

Jo Rogers made a motion to approve applications listed on the consent agenda, seconded by Peter Linderoth, and carried, 5-0-0.

III. Applications to be Received

Norma Kerlin made a motion to receive twenty-one applications listed on the agenda. The motion was seconded by Jo Rogers, and carried 5-0-0.

1. **#2019-042 – 123 Dingtowntown Road – Tolulope Goldie for residential addition 33’ from wetlands. Tax # 11-2900 (first 65 days 6/26/19)**
2. **#2019-045 – 25 Jeffrey Road – S.E. Minor & Co., Inc. for Eva Barrio for addition of porch 5’ from wetlands. Tax #08-3905 (first 65 days 6/26/19)**

3. **#2019-046 – 9 Gerald Court – Claudia Bainton for removal of swimming pool, fill and grade 35' from wetlands. Tax # 12-1428/s (first 65 days 6/26/19)**
4. **#2019-047 – 33 Grossett Road – Frangione Engineering, LLC for 33 Grossett, LLC for construction of single family residence, driveway, patio, and pool 20' from wetlands. Tax #05-2132/s (first 65 days 6/26/19)**
5. **#2019-048 – 45 Glenville Road – Rocco V. D'Andrea, Inc. for Eagle Hill Foundation, Inc. for replacing an existing stormdrain adjacent to wetlands. Tax #10-4060/s (first 65 days 6/26/19)**
6. **#2019-049 – 249 Valley Road – Rocco V. D'Andrea, Inc. for Timothy Saunders, Jr. for two lot subdivision and construction of single family residence 11' from wetlands. Tax #08-2018/s (first 65 days 6/26/19)**
7. **#2019-050 – 7 Fairway Lane – Sound View Engineers and Land Surveyors for CLT Fairway, LLC for two lot subdivision 28' from wetlands. Tax #11-1026 (first 65 days 6/26/19)**
8. **#2019-051 – 20 Alpine Road – Debsting, LLC for Debbie Schwartzberg for restoration of wetland and buffer. Tax #11-2044 (first 65 days 6/26/19)**
9. **#2019-052 – 10 Hillside Road – Milone & MacBroom for Greenwich Board of Education for athletic field resurfacing and remedial soil excavation adjacent wetlands. Tax # 07-4511/s (first 65 days 6/26/19)**
10. **#2019-053 – 371 Stanwich Road – Glen Gate Company for Joel and Nancy Altobello for patio, water feature, driveway modifications, and wetland enhancement. Tax #08-3448 (first 65 days 6/26/19)**
11. **#2019-054 – 306 Taconic Road – S.E. Minor & Co., Inc. for Eduardo and Patricia Gallardo for construction of pool house, porch, and septic reserve 95' from wetlands. Tax #11-1252 (first 65 days 6/26/19)**
12. **#2019-055 – 571 Round Hill Road – S.E. Minor & Co., Inc. for Scott Ganeles for construction of residential additions and patio 49' from wetlands. Tax #10-2804 (first 65 days 6/26/19)**
13. **#2019-056 – 1177 King Street – Redniss & Mead for Convent of the Sacred Heart for sidewalks and parking modifications 70' from wetlands. Tax #10-4021, #10-1993 (first 65 days 6/26/19)**
14. **#2019-057 – 3 Knollwood Drive East – Heagney, Lennon & Slane, LLP for 3 Knollwood, LLC for buffer restoration 14' from wetlands. Tax #11-2990/s (first 65 days 6/26/19)**

15. #2019-058 – 1 Whitney Drive – Sound View Engineers and Land Surveyors for Toma and Rose Skreljia for demolition and construction of single family residence, driveway, and septic system, 56' from wetlands. Tax #10-2512 (first 65 days 6/26/19)
16. #2019-059 – 36 West Brother Drive – Sound View Engineers and Land Surveyors for David and Janine Braun for construction of pool, patios, spa, and stormwater management system 35' from wetlands. Tax #01-1352/s (first 65 days 6/26/19)
17. #2019-060 – 73 Sawmill Lane – Sound View Engineers and Land Surveyors for Charles Felder for construction of pool and patio 34' from wetlands. Tax #11-3129 (first 65 days 6/26/19)
18. #2019-061 – 6 Oakwood Lane - Sound View Engineers and Land Surveyors for Anthony and Michelle Fagella for removal of silt and sand from wetlands. Tax #11-1628 (first 65 days 6/26/19)
19. #2019-062 – 93 Clapboard Ridge Road – Rocco V. D'Andrea, Inc. for Steven Russo for construction of pool, spa, retaining walls, and drainage 28' from wetlands. Tax #11-2139 (first 65 days 6/26/19)
20. #2019-063 – 35 Hidden Brook Road – Rocco V. D'Andrea, Inc. for Thomas and Mary Stein for construction of pool and patio 25' from wetlands. Tax #05-1630/s (first 65 days 6/26/19)
21. #2019-064 – 7 Dempsey Lane – Rocco V. D'Andrea, Inc. for Estate of Marie Schwartz for two lot subdivision with open space adjacent to wetlands. Tax # 11-1711 (first 65 days 6/26/19)

VI. Agent Approvals

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

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
2. #2019-033 – 55 Mary Lane – Joanna Montpelier for installation of a fence. Tax #12-2344/s (first 65 days 5/29/19)
3. #2019-043 – 29 Midbrook Lane – Debra Beinstein for construction of a deck 70' from wetlands. Tax #06-3643/s
4. #2019-044 – 36 Rockwood Lane – Stone Harbor Land Company XI, LLC for construction of a pool 65' from wetlands. Tax #11-1552

There were no questions or comments.

V. Pending Application

- 1. #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)**

This application was postponed at the applicant's request. To be heard at the May 20th IWWA meeting.

- 2. #2019-019 – 101 Otter Rock Drive – S.E. Minor & Company, Inc. for Marilyn Anderson for reconstruction of single family residence, driveway, pool, and pool house 75' from wetlands. Tax #02-1623/s (first 65 days 5/1/19)**

Bob Clausi provided a project overview for the residential redevelopment of the parcel. DPW comments are not germane to this agency's concerns, thus there is no reason to delay action based on the DPW comments. Rather than have a sump pump within an area of influence to the wetland, the applicant will waterproof the foundation and forego footing drains. The submitted planting plan is appropriate, although it lacks a limit of lawn demarcation. This can be addressed with a special condition.

Mr. Clausi recommended a permit be issued.

Larry Liebman, S.E. Minor & Co., inc. represented the applicant. Mr. Liebman was amenable to Mr. Clausi's recommendations and had no further comments.

Norma Kerlin made a motion to approve IWWA application 2019-019 with the General and staff specified special conditions, seconded by Jay Schondorf and carried, 5-0-0.

- 3. #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)**

Mr. Clausi restated the purpose of the application is to build a tennis court. The court has significant retaining walls associated with it, that if not properly constructed, could impact the wetland. Details associated with the wall have been submitted and are acceptable. The construction sequence needs to be revised to reflect the inclusion of the wall. The applicant's agent met with Senior Engineer Scott Marucci to address outstanding drainage issues.

A prior permit included plantings along the wetland and these are no longer evident. The site needs to be brought into compliance with the past permit. Accordingly, 35-foot wide buffer is proposed. The plants listed are too small and inconsistent with the agency's

protocol. Additionally, the plantings should represent a diversity of plant types. Lastly, pipes discharging near the wetland will be cut back to daylight further away.

Larry Liebman supported Mr. Clausi's report and had nothing further to add.

Jo Rogers made a motion to approve the application with the General and staff-recommended Special Conditions, seconded by Norma Kerlin and carried 5-0-0.

IV. Public Hearing Application

- 1. #2019-037- 47 Fairfield Avenue – Milone & MacBroom for Greenwich Country Day School for athletic fields, accessory buildings and landscaping, retaining walls, and parking areas 5' from wetlands. Tax #11-4013 (first 35 days 5/27/19)**

With representative of Greenwich Country Day School in attendance, the agency returned to the agenda order as presented.

Daniel Kroger and Megan Raymond of Milone and MacBroom, LLC addressed the agency. Mr. Kroger described the site, which currently supports several grass playing fields, Greenwich Creek, and an isolated wetland. There is a second wetland immediately off-site to the east on Greenwich Country Club property. The bridge on Cardinal Lane is at the end of its useful life and will be replaced.

The proposal is to construct an expanded athletic facility in response to Greenwich Country Day School's expansion to offer classes through 12th grade.

In response to member questions, Mr. Kroger indicated the soils have not been tested for contaminants. This work will be done.

Megan Reynolds described the regulated resources. Greenwich Creek runs east-west along the southern property boundary. To the west, it runs north-south. The stream runs in between two fields and shows strong evidence of past straightening. In northern area, the stream is bound by filled banks and a snarl of non-native invasive vegetation. The lower portions have also been manipulated, but some more productive vegetation persists. Three foot-bridges span the stream and the bridge on Cardinal Road is the fourth bridge.

There is an isolated, 2,000 s.f. wetland just west of the Cardinal Lane terminus. The wetland is supplemented by on-site drainage and some road runoff. Surrounding the wetland is sparse woodlands associated with a central knoll, except to the east where Cardinal Lane passes by.

Off-site to the east, a 4,000 s.f. wetland exists. It has been impacted by the golf course and has a narrow band of trees in its buffer. Otherwise the buffer is manicured grass.

The regulated areas consume 64% of this site and a good portion of this area is covered by managed grass playing fields.

Dan Kroger discussed the hydraulic analysis performed by Milone and MacBroom. The analysis expands on and provides more precise information pertaining the on-site floodplain. In contrast to the FEMA floodplain boundary depiction, the site specific study shows the Greenwich Creek floodplain coming up past the central knoll and pushing out upwards of two hundred feet across the northern playing fields. Mrs. Sesto and Mr. Kroger reviewed cross sections of the floodplain and determined the floodwaters could be similar to 18 inches in depth for the 100-year storm and similar depths down to the 10-year storm. Mrs. Sesto wanted the record to clearly convey the proposal will fill floodplains, as this was not readily understood from the ecological evaluation.

Mr. Kroger explained the complex will provide two new multi-purpose, rectangular, artificial turf fields, a rectangular artificial turf practice field, parking for 150 cars, an extended Cardinal Lane, plaza areas adjacent to the fields, a venue to house team rooms, locker rooms, and seating for 500. The Cardinal Lane bridge will be replaced with a bottomless box culvert and will continue to only pass a 2-year storm event. Constraints associated with filling keep them from building a bridge that could pass larger storms. The new design will allow water to overtop the bridge, rather than divert it around the structure as the current bridge does. Mrs. Sesto asked to have the sketches of the alternatives considered submitted for the record.

The extension of Cardinal Road will provide a turn-around suitable for fire trucks and overall, parking will be available for 150 cars. Mrs. Sesto asked to have the parking analysis submitted. Elliot Benton suggested the west side of campus be used for parking and then the lots shown here could be reduced to the benefit of the wetland.

The footbridge connecting to the practice field will also be replaced and will pass a 100-year storm event. Mr. Kroger explained the bridge design and the wider span.

The new fields will be artificial turf, consistent with most athletic programs. The fields will operate the same as pervious pavement, with precipitation passing through the top layer and down through a gravel substrate. The underdrains are set above the base of gravel to create detention. This detained water is expected to drain in under 72 hours. The percolation rates are not favorable, but they are good enough.

Grass fields should be subject to no more than 15-20 hours of play a week. This no longer meets the needs of most athletic programs

Drainage from the two eastern fields, parking, plaza and stadium will collect and ultimately discharge out the southwest corner of the larger field. Infiltrators ring the outskirts of this field to enhance infiltration.

In response to questions, Mr. Kroger stated the stream diversion protocol at Cardinal Road will only address a 2-year storm because that is what the bridge passes now. Any increase in

storm size protection wouldn't make a difference; the bridge conveyance is the controlling factor.

Ms. Reynolds again addressed the agency to speak about impacts. Four acres of land in the Upland Review Area are already compromised due to past field development and this acreage would again be used in the new complex. The new proposal would take an additional acre, with much of this impacting the buffer of the on-site isolated wetland. Parking lots would be constructed south and north of the wetland and runoff from those areas would be pre-treated before discharging to the rain garden immediately adjacent to the wetland. The rain garden will be planted with a variety of beneficial plants. Contrary to what is written in Mrs. Sesto's report, there is no underdrain associated with this rain garden.

Drainage in this area will also contain flows from this wetland that bleed out onto Cardinal Road. This creates hazardous icing conditions during the winter.

Mrs. Sesto challenged Ms. Reynolds' evaluation of the watercourse functions; specifically taking issue with the assessment the creek has no aesthetic, educational, or habitat value. Ms. Reynolds responded the aesthetic value is subjective, she was not aware of anyone using the stream for educational purposes, and yes, non-aquatic animals would use the stream.

Ms. Reynolds spoke to the alternatives considered. Rehabilitating the grass fields was disregarded due to the level of play the fields must support. The applicant considered bigger fields that would have caused the loss of the central wooded knoll. To retain this feature, the sizes of the fields were scaled back. Lastly, the idea of piping Greenwich Creek to free up more land was considered and rejected. Mitigation included with the plan is native plantings and removal of non-native invasive species.

Elliot Benton suggested re-positioning the main multi-purpose field over to the dual-diamond baseball field. Discussion ensued and Mr. Kroger concluded this option was of no benefit and would place the field in the floodway.

Norma Kerlin asked about using fields on the other GCDS campuses and Elliot Benton suggested using the west campus for parking to decrease the extent of parking on this site.

Norma Kerlin would like to see the non-native species management plan also include arunculus

Elliot Benton asked for public comment. There was none.

Norma Kerlin made a motion to continue the hearing to the next regularly scheduled meeting of the agency, seconded by Jo Rogers, and carried 5-0-0.

V. New Applications for Review

1. **#2019-032 – 184 Bible Street – Wojciech Charles Mikolajczak for reconstruction of single family residence, driveway, patios, septic system and drainage systems 30' from wetlands. Tax #08-2674 (first 65 days 5/29/19)**

This application was postponed at the applicant's request. To be heard at the May 20th IWWA meeting.

2. **#2019-035 – 16 Walsh Lane – Frangione Engineering, LLC for Alexander and Cassaundra Karnal for construction of cabana, patio expansion, retaining walls, and walkway 4' from wetlands. Tax #20-1132/s (first 65 days 5/29/19)**

Bob Clausi reviewed the application and his staff report. This property received a permit to construct a pool and rain garden back in 2011. The applicant is looking to make minor additions to that plan, including a cabana and patio expansion. Mr. Clausi recommended approving the application with the Special Conditions provided.

Rob Frangione of Frangione Engineering, LLC appeared before the agency and no further comments.

Jo Rogers made a motion to approve IWWA 2019-035 with the General Conditions and the Special Conditions proposed by staff, seconded by Norma Kerlin, and carried, 5-0-0.

3. **#2019-036 – 46 Meadow Road – Rocco V. D'Andrea, Inc. for Amy Keohane and John J. Hartig for reconstruction of a single family residence, driveway, patios, and drainage system 15' from wetlands. Tax #05-1511/s (first 65 days 5/29/19)**

Bob Clausi reviewed the application to redevelop this lot. A permit was issued in 2018 for additions and associated renovation. New owners have discovered some issues with that plan and now want to build a new home. The new dwelling will be slightly farther from the wetland than the existing building. The stormwater management plan maintains current runoff volume and rates through the 100-year storm.

DPW has submitted comments which require revisions. However, these revisions are not germane to wetland issues and would not substantially alter the plan.

Tony D'Andrea of Rocco V. D'Andrea, Inc. appeared before the agency and concurred with Mr. Clausi's description and recommendations.

Jo Rogers made a motion to approve application IWWA 2019-036 with the General Conditions and the Special Conditions proposed by staff, seconded by Norma Kerlin, and carried, 5-0-0.

4. #2019-038 – 37 Baldwin Farm North – William Kenny Associates, LLC for 37 Baldwin Farms North, LLC after the fact remedy for clearing and grading adjacent to a wetland. Tax #10-2628 (first 65 days 5/29/19)

Doreen Carroll-Andrews reviewed her staff report, describing a violation that included unauthorized clearing of trees and vegetation, chipping of a large outcropping, and grading a slope within 5' from the wetland. The affected area is approximately 100' x 160' in size and is located at the southwestern portion of the property. The applicant is proposing to restore the disturbed wetland buffer by planting trees and shrubs. Fifteen large trees and associated understory were cleared. The replanting plan calls for 55 shade trees, 18 understory trees, and 75 shrubs within the 100-foot upland review area.

Ms. Carroll-Andrews recommended the agency require fill within 50 feet of the wetland be removed. Further, the retaining wall was built closer to the wetland than approved and she recommended the wall be reconstructed as approved. A demarcation for the limit of lawn is appropriate to add to the order to correct.

Bill Kenny of William Kenny Associates, LLC appeared before the agency. On behalf of his client, he agreed to the conditions of the order as recommended, including removing the fill within 50 feet of the wetland and reconstructing the wall consistent with the original permit.

Nancy Marshall appeared before the agency. She stated she never received notice of the application to redevelop the site. The developer has removed a tremendous number of trees and completely altered the site. She expressed dissatisfaction with the level of monitoring by the agency staff, noting better monitoring could have prevented the level of site destruction. Ms. Marshall questioned how the agency would ensure the restoration plan would be implemented and sustained.

Ms. Sesto explained the bonding process, the two year hold period and the need to have 80% of the planted material thriving at the end of the two years in order to have the bond returned. If the property owner fails to abide by the order of the agency, the agency would take him to court to enforce the regulations.

Jo Rogers made a motion to issue an order to correct for IWWA 2019-038 with the General Conditions and the Special Conditions proposed by staff and the additional condition to have all fill within 50 feet of the wetland removed and the retaining wall relocated to its originally approved location, seconded by Norma Kerlin, and carried, 5-0-0.

5. #2019-039 – 29 Valley Drive - William Kenny Associates, LLC for Georgetown Owners, Inc. and Georgetown North Tax District for after the fact construction of a retaining wall 0' from wetlands. Tax #07-9539 (first 65 days 5/29/19)

Doreen Carroll-Andrews reviewed her staff report. This application is for a violation. In 2014 the association applied for a permit to line the pond banks with a stonewall to prevent erosion. A permit was eventually issued to stabilize the banks with coir logs and plantings in accordance with an engineered plan. A shorter section of banks in the exiting stream were permitted to be stabilized with stone.

In June of 2018, Mrs. Sesto met on site with representatives of Georgetowne North to discuss what activities could be done in the pond without a need for a wetlands permit, which included authorization to restack fallen rocks along the pond bank. As a result of the meeting, a green sheet questionnaire was signed off on in September 2018 as a Declaratory Ruling, not requiring a permit for site work and landscaping.

In December 2018, it was determined the construction of a stone retaining wall along the pond at the front of building #1 of Georgetowne North exceeded the project scope approved on the Green Sheet and a violation exists. A follow-up inspection found that a retaining wall had been constructed and the area backfilled.

The association is requesting an after the fact permit to keep the wall and fill. Their engineer, Joe Risoli, submitted a report with the application indicating the velocity of storm flows in the pond were strong enough to erode an unprotected bank. Ms. Carroll-Andrews noted no calculations were submitted to refute the suitability of the previously approved plan, nor did the report indicated what the velocity was along the pond banks in question.

Ms. Carroll-Andrews also stated a review of aerial photographs over time do no support the statements that the banks are eroding away. Accordingly, she recommended the agency continue to support the plan previously approved as the means to protect the shoreline.

Bill Kenny of William Kenny Associates, LLC appeared before the agency. He described several meetings with staff to discuss the project and solutions. On behalf of his client, he concurred with Ms. Carroll-Andrews recommendations.

Jo Rogers made a motion to issue an order to correct of IWWA 2019-039 with the General Conditions and the Special Conditions proposed by staff, seconded by Jay Schondorf, and carried, 5-0-0.

6. #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)

Doreen Carroll-Andrews reviewed the nature of the violation that led to the application. The area has a history of pooling water between three properties. The subject property's owner installed a berm and planted trees on it. This disrupted flow.

The wetland area was previously maintained as lawn and had a catch basin and drainage associated with it. The catch basin was installed in 2008 to replace a damage system. A system to pumping ponded water helps to manage the area, with the discharge area being

located at the yard periphery to the southeast. There is evidence of erosion at the discharge point.

Ms. Carroll-Andrews concluded the planting plan will be an improvement over the previous lawned condition. And with a correction from John Conte, it was determined the elevation of the existing catch basin will allow some water to pool.

John Conte of Conte & Conte, LLC had not further comments.

Jo Rogers made a motion to issue an order to correct for IWWA 2019-040 with the General Conditions and the Special Conditions proposed by staff, seconded by Norma Kerlin, and carried, 5-0-0.

7. #2019-041 – 11 Hycliff Road – Sound View Engineers and Land Surveyors for Ogden Hammond for construction of a residential addition, driveway, pool, patio, retaining walls, and drainage system, 34' from wetlands. Tax # 10-2192 (first 65 days 5/29/19)

Bob Clausi reviewed his staff report and the application to reconstruct a pool, pool house, stable, and construct an addition. The reconstructed pool will be located further from a ditched watercourse that rings the outer portion of the yard. The stormwater management plan produces the desired outcomes of the stormwater manual. DPW has some concerns, but these are not substantial nor will they alter the plans in a way that would concern this agency.

Mr. Clausi called attention to the planting plan that will do more to satisfy the aesthetic goals of the applicant and will do little to protect the open watercourse. He recommends the planting plan be revised to better protect the water. He also noted the most recent plan shows a deer fence around the perimeter of the property. Mr. Clausi stated he could not support this configuration, noting the fence does not need to bisect the wetland areas to protect residentially developed portions of the site.

Bryan Muller of Sound View Engineer & Land Surveyors appeared before the agency. He agreed to the deer fence modification suggested by Mr. Clausi and Mr. Clausi's other recommendations.

The expectations for the revised planting plan were articulated to include plantings at the upper end of the watercourse, at the lower end, and some in proximity to the new pool.

Jo Rogers made a motion to approve action of IWWA 2019-041 with the General Conditions and the Special Conditions proposed by staff and the additional conditions to modify the deer fence configuration, enhance the planting plan, and require a bond, seconded by Norma Kerlin, and carried, 5-0-0.

VII. Violations

1. **Cease and Correct Order #2019-006 – 3 Knollwood Drive East – 3 Knollwood, LLC for unauthorized removal of a stone wall demarcating wetlands and disturbance and clearing within wetland buffer areas. Tax # 11-2990**

No one was in attendance to respond to the order. Ms. Sesto stated an application was submitted to correct the violation and the agent stated they were not contesting the terms of the order.

Jo Rogers made a motion to uphold the cease and correct order, seconded by Norma Kerlin, and carried 5-0-0.

VIII. Other Business

IX. Adjourn

With no further business, the meeting adjourned at 9:53 p.m.

Patricia Sesto
Director