

Windham Inland Wetlands/ Watercourses Agency

Minutes of meeting held on January 11, 2007

Call to order

Chairman Iazzetta called the meeting to order at 7 P.M. Those in attendance were: Jerry Iazzetta, Chairman, Joseph Marsalisi, and Vice Chairman Susan Johnson

New Business

The first item of business was Otto Hain and Cynthia Carey – 472 Jerusalem Rd., - an application for wetland agent approval for activity involving replacement home, and septic system in upland area on hill above stream. Joe Boucher of Towne Engineering spoke for the applicant. The Chairman announced that he works part time for Towne Engineering, but he has had nothing to do with this application. Joe continued: This is a new home for Otto on a 7-acre parcel adjacent to Indian Hollow Brook. This is for a single family home, its on Hinkley & Merrimack sand and gravel soils. John Ianni flagged the Wetlands. The one hundred-foot upland review area is shown on the plans. The house is set into the hillside overlooking the brook. The 150-foot upland area for septic systems is shown as the dotted line on the plans, and the septic system is just outside of that area. The Health Department approved the septic system – the soils there are great. It's fairly bony gravel with good drainage, and no restrictions. We've designed a gallery septic system – which is very appropriate for this use. There is a great deal of renovation capacity in the soil, and he said he was not worried about any negative impact on the wetlands. We have silt fence shown. The yard is graded to drain out to the back with an energy dissipater, and a little bit of a level spreader at the foundation drain – sort of like a belt with suspenders. There was some grading done at the house site, and James came out to look at it about a month ago. There is an existing driveway, and the house burned down in 1993. The existing garage is also going to remain.

Originally, James had signed off on it as a staff review, but then there was a policy change, and so we are now before the Wetlands Board. James agreed. He said its a steep slope, but its safe. The Board decided that instead of him signing off as the wetland agent, the board wanted to review the plans first. So now the Board has the application, and you could hold it over, or just delegate the authority to approve to him as the Agent.

The Chairman asked if there were any questions. Susan Johnson asked for clarification on how much of a distance with this type of soil do you need before the water is actually purified?

Joe Boucher responded that it is kind of a two edged question. When we do pollution renovation calculations we do four steps. One is the hydraulic capacity of the soil; to accept the effluent and then we do Nitrogen, phosphorus, and then bacteria

renovation – and that bacteria renovation is based on the slope. This type of soil has a permeability of about ten feet per day, and were looking at twenty one days of travel time before it gets to the ... before the bacteria is renovated, that's the key to this one...and we have over 210 feet. That carries probably the hardest in this one. The nitrogen is the hardest to prove, - if this were a big septic system going to DEP, then you may want to force in the storm water to dilute the nitrogen – which is 10 milligrams per liter is the drinking water quality.

Here you have such a deep lens of gravel to renovate the effluent for a three bedroom house – its only 450 gallons a day=1710 liters/day. And as long as he's been doing the calculations, the phosphate is always treated within five feet after leaving the septic system. So the chances of this septic system of polluting this brook... Actually, he reported learning recently at a seminar with DEP regarding the new technical standards for septic systems, that under their strict guidelines that nobody has enforced, every five years you're supposed to renew your permit to discharge. He said he actually has his pumped every thirty months, because it's easier to maintain your system, than to replace it. Susan thanked him for his explanation.

The Chairman said he didn't see anything wrong with approving this. Susan Johnson made the motion to delegate authority to the wetland Agent to approve the permit. Joe Marsalisi seconded the motion. There being no further discussion, all voted in favor.

The Chairman announced the next application as: John R. Brown Homebuilder LLC for 571 Jerusalem Rd. – wetland application to install a driveway across a stream, and to build a new home and septic system in an upland area – we're taking receipt of the application. John Brown introduced himself, and said his engineer was not able to make it. The Chairman noted that there was no key map to show where the property was located.

Mr. Brown gave an overview of the property, and that he simply wanted to build a single family home. It has a unique topography, and they will be coming in on the adjacent lot with a drive way easement. He explained that they do have to cross the stream. Its described as an intermittent stream, there's no wetland soils in that stream – it was described to him as a gravel wash across the street from there its just a 15" culvert it runs down across the lot during heavy rains. He said he's seen the stream run, and then dry up again. Its all gravely soils and well drained. There are wetland soils in the back. He's planning to build a 3-bedroom cape style home on the property on 1.48 acres

The Chairman asked for a detail sheet showing the culvert, and the rip-rapped pads – we need to see a cross section detail showing the size, length, width and depth of the rip-rap material. We need a cross section across the driveway, and a cross section of the rip rap. He also asked if he got approval from the health dept on the septic system, as it's shown at 25 ft from the intermittent watercourse, and he wondered if it was going to be adequate. Mr. Brown answered that he believed that it

was designed in accordance with the standards. He said he was waiting for the wetland approval before submitting his application to the health dept. The Chairman said he wanted to see the health department's approval letter and then we'll have less concern.

Next the Chairman asked about a new application on a revised agenda.

Agent Finger explained that we received a request for a jurisdictional ruling for Common Ground who has filed a Zoning application for 87 & 87R Roanoak Ave. We don't have a site development plan, so much as a simple conceptual plan showing what they'd like to do. This is the 'Pinebrook' site that had been approved when the Chairman was the Town Engineer. He continued to explain that State Law required that whenever an application is filed for development, that they also file with the wetland agency for a jurisdictional ruling. The Board needn't take action now, but that he would advise that they will need to secure a wetland permit for their stormwater control and discharge, and possible utility line extensions should they need to cross the wetlands.

The Chairman said he didn't know what they were doing. Agent Finger pointed to their conceptual plans which indicated that their proposal for three buildings and parking area were beyond the 100 foot upland review area; and there are no activities planned in the wetlands at this time.

Yes, The Chairman wanted to know how they were going to control their storm water, and where they are dumping it. Yes agreed Agent Finger, because the existing drainage system in Cameo Drive is inadequate. It empties into a wetland area between Cantor Dr. and Roanoak. From there it cuts across the Willimantic Plaza where it empties into another wetland area near BJ's and behind Ultra-Violet where it is blocked up. So more likely, they'll need to re-direct it to the north or east. Susan Johnson asked for a repeat of the information, because it wasn't clear to her.

Chairman Iazzetta explained that they can't put their drainage into here (Cameo Dr.) because its undersized. After some general discussion, the Chairman summarized that we know that there is going to be something happening here, but we can't tell what they're doing right now. He felt the application was incomplete. The Agent tried to clarify, that under State law, and our regulations they have to file an application for a jurisdictional ruling. And by your regulations, you would say that although they are not showing any activity in the wetlands or regulated upland area, they are likely to have an impact as your regulations say any activity that is...

Susan Johnson asked where their impact is. Several voices said at the same time: 'Stormwater'. Susan wanted to know where it is identified, and several voices said that we don't know where it is, because they haven't designed it yet. Joe Gardener discussed his drainage map. He explained the route of travel of storm drainage from Cameo Drive, down Cantor Dr. to a wetland area, then across Roanoak and through

the parking lot at Ocean State/BJ's Plaza, and behind the bar. Then eventually it heads across...

Susan pointed to the Republic Steel site, and Joe agreed. He went on to say, that if they are going to do anything...there were workers from Cameo Gardens looking at the drainage, and they don't know where anything is. What they're going to have to do is dump it in the back pointing towards the east of the proposed development.

The Chairman stated that as far as he could see there is likely to have a significant impact on the nearby wetlands. The Agent agreed and re-stated that is why you would want to tell them; yes they will need a wetland permit. He related to another recent project where the Commission conditioned the issuance of a permit on re-submitting more specific details on the off-site impacts their development would have.

Susan Johnson asked for clarification again on the wetlands jurisdiction. Agent Finger pointed the map of the proposed project, which identified wetland soils, and the proposed development was some distance away from the wetlands, and it was not in the defined upland area. Some general discussion ensued.

The Chairman stated that we are going to need a fully detailed application for a wetlands permit with their drainage calcs, - everything.

A general discussion ensued about cumulative impacts of several developments on a watershed, and the effect it has.

Next, the Chairman opened discussion on the fining ordinance, and said that he had hoped there would be more members present to discuss this. Susan agreed, and said she wouldn't mind waiting, as she hasn't had time to study this. She asked if we got this from some other Town. The Chairman said that the only thing we have is from Saybrook, and he marked up a copy for James to fix.

The other thing that James sent were these standing rules, and as he read through them he wondered why we weren't following them, and James said they were never adopted by the Board. So let's take a look at it see about adopting it.

Next, discussion focused on a special meeting for next month as the Chairman had a conflict and couldn't attend the next regular meeting.

Routine Business

No minutes were available from the previous meetings.

Miscellaneous – Agent approvals James reported that he had issued a permit to rebuild a house at 35 Jordan Lane that had burned down. It's a very wet area with a high ground water, and very small lots. But under the rules, they are entitled to re-

build. The Health Department made him move the house and septic system back about 8-10 feet. The Agent then showed the plan he approved. The wetlands are very close by, and there is a pond behind them on another lot.

Another item was the checklist that was never adopted, but the Board could use it as a guide.

Last was discussion on various seminars including the one sponsored by the Connecticut Bar Association, and DEP's annual Wetland Commissioners Training Program.

Being no other business, the Chairman called for adjournment... Motion by Susan Johnson, second By Joe Marsalisi – meeting adjourned at approximately 8:15 P.M.

James Finger, recorder