

ENVIRONMENTAL PROTECTION COMMISSION  
REGULAR MEETING MINUTES  
September 7, 2016  
7:30 P.M.  
Room 206, Town Hall

Mr. Joosten called the meeting to order at 7:30 P.M

Commission Members Present: Eric Joosten, Ed Sweeney, Susan Mackenzie, James Millard, Gunnar Edelstein, Lucia Zachowski, and Keith Kearney

Staff: Jacobson

Reporter: Syat

Channel 79 recorded.

Mr. Joosten called the following agenda item:

Notice of Encroachments within a Conservation Easement, Donald & Susan Young, 455 Mansfield Avenue

Mr. Jacobson said that a draft easement map was prepared for the Commission to review. Mr. Young said he would like to handle the two easements separately. Mr. Jacobson said if the map shows both a conservation and sewer easement, but there is no language filed for the sewer easement, the sewer easement may not be valid. Mr. Jacobson said he will discuss the conservation easement with Attorney Gleason and Town Council. Mr. Kearney said he would approve the swap but the Commission should be able to see the easement before a formal vote.

Mr. Joosten called the following agenda item:

EPC-28-2016, Almond L. & Carol Nickerson, 20 Robin Hood Lane, proposing house replacement and a swimming pool within an upland review area. The site is shown on Assessor's Map #17 as Lot #75

Attorney Robert Maslan represented the Applicants. He said he assumed the Commission would require a public hearing on the application. He asked if there was any additional information that would be required prior to the hearing.

Mr. Jacobson said he asked for a wetland assessment report. He also recommended the Commission retain Joe Canas to review the engineering. The Commission agreed with the recommendation.

Ms. Zachowski moved to hold a public hearing on October 5 as in the public interest. Ms. Mackenzie seconded the motion and it passed 7-0.

EPC-29-2016, Elizabeth Swedock, 6 Seagate Road, proposing sediment removal from a sediment basin. The site is shown on Assessor's Map #53 as Lot #56.

Mr. Jacobson said that the basin was last cleaned by the Town over ten years ago. He said the Association has a contractor, Bob Calve, who will be building a home across the street who is willing to manage the excavation and take the material onto his property. Darren Oustasfine said the contractor can work on the Town portion of the property provided he gives the Town a letter holding the Town harmless for the fill material placed on private property.

Mr. Edelstein moved to approve the application subject to conditions that will be set forth in the approval to be sent to the applicant. Ms. Zachowski seconded the motion and it passed 7-0.

Mr. Joosten called the following agenda item:

EPC-30-2016, ETG Properties, LLC, 12 Harbor Road proposing house replacement within an upland review area. The site is shown on Assessor's Map #51 as Lot #23.

Renato Gasparian represented the Applicant.

Mr. Jacobson said the wetland on the site is an isolated remnant with low functional values.

The Commission discussed the need for a hearing. Because it is a large project, and there will not be a Planning & Zoning hearing, the Commission determined it would be the public interest to notify the neighbors and hold a hearing.

Ms. Zachowski moved to hold a hearing on October 5. Ms. Mackenzie seconded the motion and it passed 7-0.

The Commission did not have any comments on the following Agent approval:

EPC-31-2016, Nicholas & Autumn Robert, 7 Whaling Road, proposing grading and filling to construct a stormwater detention system within an upland review area.

Mr. Edelstein moved to approve the minutes of August 3 as amended. Ms. Mackenzie seconded the motion and it passed 5-0-2. Mr. Sweeney and Mr. Millard abstained.

Ms. Mackenzie moved to adjourn. Mr. Edelstein seconded the motion and it passed 7-0.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Richard Jacobson  
Environmental Protection Officer