

ENVIRONMENTAL PROTECTION COMMISSION
REGULAR MEETING MINUTES

October 5, 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, Gunnar Edelstein, Lucia Zachowski, and Keith Kearney

Staff: Jacobson

Reporter: Syat

Channel 79 recorded.

Mr. Sweeney moved to add the following item to the agenda:

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

Mr. Edelstein seconded the motion and it passed 6-0.

Mr. Young asked the Commission to approve the conservation easement swap. He said the new area the Town will receive is approximately 5000 sq. feet and contains valuable trees and a wetland area. He said the area to be removed from the easement is 4000 sq. feet and consists of lawn and the driveway encroachments.

Mr. Kearney moved to approve the easement swap subject to the approval of the language by the Town Attorney and approval of the revised the map without a sewer easement. Ms. Zachowski seconded the motion and it passed 6-0.

Mr. Joosten called the following agenda item:

EPC-32-2016, Department of Public Works, 126 Ledge Road, proposing additions to the DPW garage within an upland review area. The site is shown on Assessor's Map #39 as Lots #20 and 21.

Ed Gentile, Director of Public Works, represented the Applicant. He described how the project was designed to minimize the work in the upland review area. He said they currently clean the catch basins on a monthly basis. He said they are not providing storm water detention because of the location of the project in the lower portion of the watershed. He said they provide oil separators and follow the DEEP General Permit requirements for treating stormwater runoff as they currently do.

Mr. Sweeney asked if the pond is owned by the Town. Mr. Gentile said yes. He said they are working on cleaning up the area around the pond.

Mr. Edelstein asked if the pond is a natural pond. Mr. Gentile said yes.

The Commission requested staff draft an approval for consideration at the November 2 meeting.

Mr. Joosten called the following public hearing to order:

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 introduced the property owner, Mr. Nickerson, Rob Sonnichsen, P. E., and Matt Popp, L.A.

Mr. Maslan provided an overview of the project. He provided photos of the property. He said they are proposing a new pipe from the road to the watercourse which will have a new easement since the current pipe does not have an easement.

Rob Sonnichsen reviewed the site engineering plan. He said they have responded to the concerns raised by Joe Canas. He said the site slopes from elevation 88 to 76. He described the location of the wetland and watercourse relative to the proposed construction.

Mr. Sonnichsen said they propose to relocate the storm drain with a properly sized rip rap splash pad. He said the splash pad is the only activity in the wetland. He said the stormwater design assumed an undeveloped land condition and will result in post construction discharge levels below that of the undeveloped condition.

Mr. Joosten asked about raising the grade adjacent to the existing driveway. Mr. Sonnichsen said the new driveway will be raised to meet the proposed garage elevation and the existing driveway will be removed.

Ms. Zachowski asked if runoff from the new driveway might impact the adjacent property. Mr. Sonnichsen said they could provide a grate instead of a manhole cover to receive flow from the driveway.

Ms. Mackenzie asked about the excavation necessary for the pool. Mr. Sonnichsen said the current elevation is approximately 90-92. He said a proposed top of the proposed retaining wall will be 86.5 and 84 at the base. He said there will be a low wall on the northerly side of the pool to minimize the disturbance in the upland review area.

Matt Popp described the wetland corridor. He said the proposed house will be two feet further from the wetland than the existing house, and wetland plantings will reduce the amount of lawn area and improve the wetland functions. He described the invasive Norway Maple trees to be

removed along with a Red Maple in poor condition. He said five replacement trees will be planted.

Mr. Popp suggested a shallow swale could be constructed where the existing driveway is located to ensure the runoff does not impact the neighbor.

Joe Canas, P.E. said he was retained by the Commission to review the drainage design. He said he issued a September 14 letter to which the Applicant has responded. He said there are a few minor details that can be handled by conditions as described in his October 3 letter.

Mr. Canas said that he received the soil test results this morning and he is satisfied that the Applicant has addressed his comments and that the plans conform to the Town's regulations. He said the design uses more conservative assumptions than the Town standards require.

Mr. Sweeney asked if he agreed with the suggestion of a swale above the new pipe. Mr. Canas said yes.

Ms. Zachowski asked if he is satisfied with the splash pad design. Mr. Canas said yes.

Ms. Mackenzie asked if the Applicant has addressed his comments regarding the pool grading. Mr. Canas said yes.

Mr. Joosten opened the hearing for public comment.

Jim Pyun, Partridge Drive asked about potential impact on the stream and wetland flooding his backyard. Mr. Sonnichsen said the only way they could impact the upstream property would be if they were proposing a restriction in the watercourse, which they are not proposing. He said the conditions in other low lying wetlands upstream would not change because of the development.

Mr. Canas said he agrees with Mr. Sonnichsen's assessment.

Mr. Edelstein asked if the adjacent property was higher or lower in elevation. Mr. Sonnichsen said he would guess higher by 5-6 feet.

Mr. Maslan said he had no further comments except to say that P&Z will also be holding a public hearing.

Mr. Sweeney made a motion to close the public hearing. Ms. Zachowski seconded the motion and it passed 6-0.

The Commission requested Mr. Jacobson draft an approval with conditions including Mr. Canas's conditions and a swale to be provided as discussed.

The Commission did not alter or reject the following Agent approvals:

EPC-33-2016, Thomas Cornacchia, 340 Middlesex Road, proposing excavation and site disturbance in the upland review area related to construction of a detached garage. The site is shown on Assessor's Map #6 as Lot #169.

EPC-34-2016, David Selph, 45R Old Farm Road, proposing gravel parking area in an upland review area. The site is shown on Assessor's Map #66 as Lot #95.

Mr. Kearney moved to approve the minutes of September 7 as amended. Mr. Edelstein seconded the motion and it passed 6-0.

Mr. Edelstein moved to adjourn. Ms. Mackenzie seconded the motion and it passed 6-0.

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Richard Jacobson
Environmental Protection Officer