



# Inland Wetlands and Watercourses Agency

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## REGULAR MEETING MINUTES

Inland Wetlands and Watercourses Commission

Thursday, November 14, 2024 at 7:00 PM

This meeting was held remotely, via ZOOM.

**CALL TO ORDER:** Meeting was called to order at 7:01 pm by Chairman P. Bassermann

**ROLL CALL:** Chairman P. Bassermann, Commissioners D. Gocłowski, C. Begemann, S. Botta, M. Ormrod, M. Papantones. IW Staff Present: IW Agent J. Frederick and IW Associate K. Blanchette

### 1) **MINUTES FOR APPROVAL:**

- a) October 24, 2024 Regular Meeting Minutes-Commissioner C. Begemann made a motion to approve the minutes of October 24, 2024. Commissioner S. Botta seconded. Motion carried. (5-0-1) Commissioner M. Papantones abstained.

### 2) **ENFORCEMENT**

- a) CC#24.09.01 & NOV | 9 High Plains Rd & 40 Hickory Hill La | regrading resulting in sedimentation of the pond located on property known as 40 Hickory Hill Lane
  - i) Continuation of Show cause hearing-George Logan, soil scientist was present for the applicant and indicated that he had no additional information as requested, in part due to the lack of significant rain events to get the flow information, and in part due to his workload and not being able to get the monitoring information. Mr. Logan indicated he would have the information prior to the December 12 meeting. Commission to continue to the December 12 meeting.

### 3) **PUBLIC HEARINGS:**

- a) IW#24.09.02 | 1, 2,3,4,5,6,7,9,11,15,17 Beacon Hill Rd and Beacon Hill Rd | Age Restricted Housing Development- Commissioner M. Ormrod Recused Himself from this application. Chairman P. Bassermann gave an overview of the reasoning and rules of this public hearing. When Chairman P. Bassermann asked the commissioners if they had any questions, Commissioner S. Botta indicated that she had 2 observations. 1) The commissioner credentials were not part of the record and 2) the applicant asserted many times throughout the application that it does not fall under the 2024 Stormwater Management Guidelines, and Commissioner S. Botta would like to discuss during the public hearing why that is, because it will have an impact on viewing the application. IW Agent J. Frederick stated that she felt there was an argument for using the 2004 guidelines as opposed to the 2024, which includes the date that the application was submitted (which was prior to the September 30 mandate) and when the project was developed. Commissioner S. Botta believes that there is also a “shovels in the ground” stipulation on the use of the 2024 manual that she would like investigated further. The application is for 7 buildings with 22 total units of age restrictive housing. Attorney Timothy Lee, for the applicant, gave a brief overview of the project, and the history of proposed development for the site. There is currently an active permit for a residential development on the site that was never

started due to the cost prohibitive installation of sewers to the property. Applicant believes that this project is within the same scope of disturbance to the wetlands as the previously approved subdivision. Zachary Georgina, from Juliano and Associates, presented the full plan. Drainage system consists of several catch basins throughout the site, which drain to a hydrodynamic separator, which has been sized to treat the first 1.3 inches in accordance with the 2024 stormwater manual and then into the detention basin. The basin has a sand bottom which has a perforated pipe underneath to mimic natural infiltration, and an outlet control structure. It also features an emergency spillway, which will only function as an emergency spillway if the outlet control structure fails. The northern wetland has a 14-acre watershed feeding into it, and therefore acts like a detention basin for about 18 hours before it is conducted down to the basin/southern wetland. There were questions about phasing and construction sequence which were discussed in detail. Mr. Georgina stated that they will include in the narrative the stakes will be marked for phasing, so that areas aren't cleared before they need to be at the suggestion of IW Agent Frederick. Wetland Scientist George Logan from REMA Ecological for the applicant reviewed some of the evolution of the wetlands on the site and feels that the wetland areas were largely manmade due to previous structures on the site, and in his opinion have very little function/value and reiterated that it isn't a virgin landscape that the activity is proposed on. Mr. Logan addressed whether perc tests were done to ensure that proposed infiltration would occur and where the ground water table was, and he indicated that he had no concerns regarding either of those. Kyle Haubert from CLA Engineers (the Peer Review company), spoke to the use of the 2004 Stormwater guidelines in this property as opposed to the 2024. Still waiting on a few items to complete their review. More funds may be needed to complete it depending on what the commission is looking for. Public Hearing was continued to the December 12, 2024 Inland Wetlands and Watercourses Commission meeting.

**4) ENFORCEMENT (CONT.):**

- a) CC#24.07.01 | 1, 5 and 7 Beacon Hill Rd | vegetation removal & earth disturbance within wetland and adjacent upland area
  - i) Continuation of show cause hearing-A motion was made by Chairman P. Bassermann to continue the matter to the December 12 meeting. Commissioner D. Gocłowski seconded. Motion carried unanimously.
  
- b) CC#24.06.01 | 38 Howard Ave | retaining wall & associated activities
  - i) Update regarding plantings/timeframe for compliance-Nannyberry bushes have been planted and IW Agent has been out there to inspect the location, which is now satisfactory (initially plants were planted too close together). Marjorie Shansky, attorney for the property owner, indicated that they are still under a temporary restraining order through the courts. Unlikely to be resolved soon, so no further work has been completed. Commission determined that it would revisit at the March 28<sup>th</sup> meeting, unless there is correspondence for update prior to the March meeting.

Commissioner S. Botta left the meeting at 9:46 pm.

**5) APPLICATIONS FOR RECEIPT:**

- a) IW#24.11.02 | 183 Cherry Hill Road Extension | New Single-Family Residence
  - i) Possible Agent Review -IW Agent J. Frederick gave a brief overview of the application, and asked whether the commission felt it was appropriate for agent approval. Commission determined that due to the changes in impervious cover and drainage from subdivision plan, that it should be done as a commission review.

**6) AGENT APPROVALS:**

- a) IW#24.11.01 | 20 Bayberry Lane | construction of hobby greenhouse

**7) OTHER BUSINESS:** none

**8) CORRESPONDENCE AND ANNOUNCEMENTS:**

- a) Southwest Conservation District – request letter
- b) CIPWG Annual Symposium – brief highlights/take aways from attendees- Commissioner M. Ormrod attended and felt it was a great symposium, with the focus being on the need for herbicidal Invasive Control as the mechanical and pulling mechanisms aren't as effective as previously believed. Overall felt it was a worthwhile symposium.
- c) Reminder: CACIWC meeting 11/16-a handful of commissioners are attending this years meeting. Will give feedback at the next meeting.

**9) ADJOURNMENT:** Meeting was adjourned at 9:53 pm by Chairman P. Bassermann.

Respectfully submitted,

Katy Blanchette  
IW Associate