

Town of Andover Connecticut

Inland Wetlands & Watercourses Commission

Community Room, 17 School Road, Andover

August 14, 2017

Regular Meeting

Minutes

1. **Call to Order:** John England calls the meeting to order at 7:03 PM

2. **Roll Call/Seating of Alternates**

Members Present: J. England, Michael Landolphi,

Members Absent: Richard Osborne, Wayne Thorpe

Alternates Present: Bethany Busch, seated for Richard Osborne

Alternates Absent: Ed Smith

Public Present: Michael Dion, Alan Westerberg, Rick and Katie Linden

Staff Present: John Valente, Wetlands Agent
Sandra Nichols, Commission Secretary

3. **Additions/Changes to the Agenda:** None

4. **Public Participation:** None

5. **New Business:**
None

6. **Old Business:**

Application of Katherine Linden, 430 Lake Road; Property Location 377 Lake Road, map 44, block 47, lot 8E. Scope of work, raise and replace existing family cottage and demolish a small shed in rear yard.

Approximately 0.15 acres of land is proposed to be disturbed; 200 yards of fill; 40 yards of concrete and 30 yards of stone. Authorized Agent: Michael Dion, M.Dion Development LLC, Manchester, CT. Existing septic system to be removed and replaced with a code compliant system towards the

rear of the site. The existing old well will be abandoned due to mitigating factors.

John England reads the application as stated above aloud and asks if John Valente would like to start or if the agent representing the applicants should speak on behalf of the applicants. Mr. Valente states that Mr. Dion should explain what he has done/changed on the plan since the last presentation.

Michael Dion, Authorized Agent for the applicants, discusses the soil situation on the site, the storm water drain off and his recommendations that he has made to disperse it. He states that he has spoken with Gerry Hardisty, P.E, about the information that he has provided him on the applicants property and Mr.

Westerberg's property regarding the drainage/storm water. Mr. Dion states that he is confident that with the proposed swale and the other drainage put in place (rocks/ course sand) that the situation with the storm water will not increase the effect on the property or neighboring properties. Mr. Dion mentions the percentage of storm water that this will contain and how he plans to do this (submitted to Mr. Valente). He also mentions two letters that he has submitted to Mr. Valente, one from Mr. Yeomans regarding the use of his property and the other from the Lindens discussing their plans for maintaining the property (fertilizer/pesticides).

Discussion on the precautions that are necessary to be in place during this project in regards to the water run off.

John Valente discusses the information that Mr. Dion has provided regarding the plan for the project and he states that he is satisfied with it. He continues by reading Mr. Yeomans letter (attachment #1) that allows the Lindens to use his property while working on this project and the Letter from the Lindens (attachment #2) that states their intent for the upkeep of the property.

Alan Westerberg that he has no concerns with the wetlands application his concerns lie within the ZBA application that he will discuss at the next meeting. He believes that the storm water run off has been discussed with Mr. Hardisty and Mr. Dion.

Discussion on the storm water and how it will be/should be handled on the site

John Valente reads the Summary ruling dated August 14, 2017 that includes the conditions that apply for the approval of the permit.

Discussion on the conditions

Michael Landolphi Motions to approve the application of Katherine Linden, 4as30 Lake Road, Property Location 377 Lake Road, map 44, block 47, lot 8E as

presented with all the standard conditions that apply along with any additional conditions that have been read by John Valente in the Summary Ruling.

Bethany Busch Seconded

Motion Passed/Unanimous 3/0/0

7. Approval of Minutes:

a. May 08, 2017 Regular Meeting Minutes

No Action, informational agenda only

b. July 10, 2017 Regular Meeting Minutes

Michael Landolphi Motions to approve the July 10, 2017 minutes with two changes; the date changed from 2016 to 2017 and the correction of Bush to Busch

Bethany Busch Seconded

Motion Passed/Unanimous 3/0/0

8. Administrative Report/Correspondence:

John Valente talks about some information that he received from the University on a plant workshop that he will forward to the Commission. He also speaks about the Public Hearing that was held by the Planning and Zoning Commission to inform the public on regulation changes, R40/R80 to be changed to R60 ARD and that it was a very poor turn out, only one resident attended. John continues to discuss the blight ordinance and the Complete Streets Mater Plan that Chairman Eric Anderson put together that was not approved by the BOS due to the approximate \$5k engineering cost (Gerry Hardisty, Town Engineer) would be. He mentions two administrative approvals that he did and his visit to the bridge on Times Farm Road. Mr. Valente states that he was not pleased with the site due to the lack of a silt fence however this issue has been resolved. John next mentions a meeting with ALPOA regarding septic pumping regulations (no action at this time). He then talks briefly about the conversion from seasonal houses to year round regarding the septic and the need for a B100A form. Impervious areas and storm water is also briefly discussed by Mr. Valente.

9. Correspondence:

None

10. Adjournment

Bethany Busch Motions to adjourn at 8:05PM

Mike Landophi Seconded

Motion Passed/Unanimous 3/0/0

Respectfully submitted by:

Sandra Nichols, Commission Secretary

***These Minutes are submitted as required by the Freedom of Information Act and are not official until formally approved by the Commission.**