

**Town of Andover Connecticut**

**Inland Wetlands & Watercourses Commission**

Community Room, 17 School Road, Andover

**March 12, 2018  
Regular Meeting  
Minutes**

1. **Call to Order:** Michael Landolphi calls the meeting to order at 7:10PM

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

Members Present: Michael Landolphi, Richard Osborne

Members Absent: J. England, Ed Smith, Wayne Thorpe

Alternates Present: Meghan Lally, seated for John England

Alternates Absent: None

Public Present: Attachment #1

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

3. **Additions/Changes to the Agenda:**

**John Valente** would like to move Public Participation after New Business, discuss Agenda Item 5b. prior to 5a. and prior to 5a. discuss the interest that the P&ZC has in using open space money to purchase open space property that is available.

4. **Public Participation:** (Moved) None

5. **New Business:**

a. Town of Andover proposes to replace 5 culverts on East Street House numbers 874 and 910 and 1 culvert on Shoddy Mill Road, replacement culverts are through watercourses as defined in the Commissions Regulations

b. Proposed Addition to home and Septic Installation , activity within the Upland Review Area of Andover Lake, Location 344 Lake Road, Nancy Farrell is owner, Agent Brandon Handfield PE, Yantic River Consultants LLC,

**John Valente** introduces the application to the Commission and then asks the Consultant representing the applicant to make his presentation to them.

**Brandon Handfield, PE, Yantic River Consultants, LLC** begins his presentation to the Commission on the application. There is a discussion among all present on the lot location, the lot size and the structures on the property.

*Discussion among all present on the drainage situation on the property and the vegetation.*

**Brandon** outlines the proposed new structures in detail and the proposed enclosed section (walkway) from the garage to the house. He then begins to describe the new septic system.

*Discussion among all on the existing/proposed septic system and the drainage on the property now and what Brandon is proposing (including the existing drainage pipe that he is looking to alter).*

**John Valente** discusses the distance of the septic 30ft from the wetlands with Brandon.

*Discussion on the septic regarding the distance from the lake, 50ft, and the structure with 4 proposed bedrooms.*

**John Valente** has a brief discussion with Brandon on the construction access way and what he plans to use to construct this and what will be done with it after the work is completed. He also asks to see the E&S narrative.

*Discussion about the trees on the property that will be cut down and why it is necessary*

**John Valente** talks about water mitigation and what could be done to improve it.

**Brandon** addresses the drainage situation on the property that John brought up that will require additional work however at this time he would like to discuss the septic system.

**John Valente** asks the Commission if they would like to have a Site Walk. The Commission does and they discuss the location of the leach field for the septic.

**Site Walk** March 24,2018 at 9AM meet at 344 Lake Road

***No Action on the application***

**John Valente** introduces/provides prints of the open space property that the P&ZC is interested in purchasing.

**Eric Anderson, Chairman of the P&ZC** talks to the Commission about the parcels of land that the P&ZC is looking to purchase with Open Space funds and why. He states that the Commission is looking for the support of the the IWWC.

***Discussion on the open space property that the P&ZC is interested in purchasing with open space funds***

**Eric Anderson** states that he spoke with Adrian Mandeville, BOF on the procedure to purchase this property which includes the Town Attorney and he explains it in detail to the Commission how the purchase would occur for the parcels.

***Discussion on the purchase of the property***

**Meghan Lally Motions** that the IWWC support the P&ZC decision to purchase the 4 parcels discussed that are owned by Cora Merritt Kosac located on Rte 6, Lake Road and Merritt Valley Road (specifically Map 33, Lot 35, John Valente has the location details) for the preservation of open space and the protection of water resources.

**Richard Osborne Seconded**

**Motion Passed/Unanimous 3/0/0**

***Discussion with Eric Anderson on property in Andover and other Towns in regards to the rails to trails initiative.***

**5a.** Town of Andover proposes to replace 5 culverts on East Street House numbers 874 and 910 and 1culvert on Shoddy Mill Road , replacement culverts are through watercourses as defined in the Commissions Regulations.

***Brief discussion on the culverts among all and site walk planned.***

**Site Walk:** start after meeting on March 24<sup>th</sup> at 344 Lake Road at East Street on the Bolton Town Line and them meet on Shoddy Mill Road at approximately 10AM.

4. **Public Participation:** (Moved) None

6. **Old Business:**

None

7. **Approval of Minutes:**

November 13, 2017 Regular Meeting Minutes

**Richard Osborne Motions**

**Meghan Lally Seconded** to approve the November 13, 2017 Regular Meeting Minutes.

**Motion Passed/Unanimous 3/0/0**

8. **Administrative Report/Correspondence:**

None

9. **Correspondence:**

None

10. **Adjournment**

**Meghan Lally Motions** to adjourn at 8:40PM

**Richard Osborne Seconded**

**Motion Passed/Unanimous 4/0/0**

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.**