

**SALEM INLAND WETLANDS AND CONSERVATION COMMISSION**

**REGULAR MEETING**

**July 11, 2011**

**7:30 PM**

**Present:** S. Snyder, Chairperson, G. Balavender, E. Belt, G. Ziegler, M. Chinatti-WEO

**Absent:** D. Khan-Bureau, E. Natoli, R. Phillips, , L. Wildrick, Leuck, Vacancy, Alt.

**CALL TO ORDER:** S. Snyder called the meeting to order at 7:30 PM

**PUBLIC HEARING-**None

**M/S/C (Belt /Ziegler) to seat G. Balavender for W. Leuck. Vote: Approved Unanimously**

**APPROVAL OF MINUTES:**

**M/S/C (Balavender/Ziegler) to approve the minutes of the June 13, 2011 Regular Meeting as presented. Vote: Approved Unanimously**

**WETLANDS ENFORCEMENT OFFICER'S REPORT:** M. Chinatti relayed an inquiry from the Salem Planning and Zoning Commission (PZC) as to whether the IWCC would like to draft Aquifer Protection Regulations for the PZC to adopt. M. Chinatti informed the members that PZC had a presentation by Marc Cohen of DEP on the subject and that he is willing to help with the draft.

G. Ziegler asked if it was the PZC's job or IWCC job to come up with the regulations.

M. Chinatti stated that M. Cohen was willing to work with the Commission to help draft the regulations. She said that many of the towns M. Cohen worked with, it was usually the IWCC drafting the regulations and then presenting to PZC.

S. Snyder was reluctant to commit at the meeting without first looking at the State DEP website for information on Aquifer Protection. She noted that many of the members already have projects they are working on for the Commission. Also, there are vacancies and the absence of one member due to military service

might make it difficult to take up a project such as drafting regulations on Aquifer Protection. .

S. Snyder said she would look at what the state has for suggestions on Aquifer Protection and then show PZC and M. Chinatti to see if this was what they are thinking of as far as regulations are concerned. S. Snyder noted that Aquifer Protection is being addressed in the draft Plan of Conservation of Development.

M. Chinatti suggested having M. Cohen speak to the IWCC.

G. Ziegler stated he thought it would be a good idea to have a PZC member work with the Commission. The members agreed.

S. Snyder stated that she was not ready to say yes until she had a better idea of what was being asked of the Commission.

M. Chinatti informed the Commission of an anonymous complaint concerning Sid's Junkyard on Forsyth Road. The complaint alleged that the owner had filled in a pond. M. Chinatti sent Mr. Nechamen a letter on June 22, 2011 and asked him to respond by a certain date. He did not, so M. Chinatti called him. He stated he has not done any work; he dropped off a brief letter stating he did not know what area she was speaking about and asked who made the complaint. She showed him on the GIS the area of concern. He stated he had never been down in that area because of the steep slope. M. Chinatti asked Mr. Nechamen if she could go down to the area in question along with a member of the IWCC. He had no problem with the visit. E Belt and M. Chinatti will be visiting the property on July 13, 2011

M. Chinatti informed the Commission of an inquiry, pre application, for a shed on 122. New London Rd, owner Janet and Tony Griggs. The Griggs's own two abutting lots and would like to put a shed on the vacant lot, which will be a PZC issue to deal with. The GIS shows wetlands where they want to put the shed. Mr. Griggs came in with a 1973 map which show wetlands on the northeast corner of the property and which did not hit the house property. The problem with the map is there was no soil scientist seal and does not appear to be field delineated. M. Chinatti stated that based on the aerials it appears to be a treed area already compromised. The Griggs will have to get a soil scientist to delineate the wetlands because of the discrepancies between the GIS and the 1973 map.

M/S/C (Ziegler/Belt) to add the Griggs shed on 122 New London Road as New Business, item 3. Vote: Approved Unanimously

#### OLD BUSINESS

1. **IWCC #11-06-01 Joe Wren, applicant, Linda Phillips owner, 2 Salem Market Place, installation of a drive up ATM**

Joe Wren for Chelsea Groton Bank stated the plans had changed somewhat due to PZC concerns. He stated the changes were mostly lighting in the back. There were no changes as far as wetlands were concerned. He did say the lights would be full cut off so they would not affect any wetlands.

M/S/C (Belt/Ziegler) to approve application IWCC #11-06-01 applicant, Linda Phillips owner, 2 Salem Market Place, installation of a drive up ATM with the standard conditions. Vote: Approved Unanimously

#### NEW BUSINESS:

1. **AR #11-06-01 Timber Harvest, agent Chris Casadei, owner Michael and Kathryn Dunne, 95 Beckwith Hills Road**

Chris Casadei introduced himself as a certified Forester and stated the project would take approximately ten days with good weather. He stated there would be no impact to the wetlands and no trees will be felled in the wetlands. He stated he will be taking about 30% of the trees. C. Casadei will inform M. Chinatti when he will start.

It is the consensus of the Commission that the application is suitable for an As of Right determination.

2. **133 Buckley Road, Preliminary Discussion Regarding Pond Construction.**

Jon Daskam addressed the Commission about possibly building a pond in his yard. He stated the house was built in 2002 and has a lot of wetlands on the property.

S. Snyder explained what is regulated and who is charged with carrying out those responsibilities. She explained what the Commission would be looking for. She informed J. Daskam that they would have to prove the wetlands provides a benefit and that exchanging one wetland for another is not necessarily better nor does it make it a more highly functioning wetland. S. Snyder stated that they would not look favorably on the proposed pond if it was not a positive benefit.

The applicant would have to provide information that demonstrates the pond is an activity with impacts that are either mitigated, minimized, avoided, or acceptable in order to approve that type of application. The Commission rarely gets this type of application. She suggested they get a soil scientist to delineate the wetlands.

J. Daskam stated the area he would like to have the pond is boggy and it used to be flooded by a beaver dam.

S. Snyder stated that on the application he would have to provide information on the size of the pond, how deep, how will it be construction. Those things would be considered impacts and would have to be noted. He would have to justify the impacts to the wetlands. Someone would need to identify how the wetlands are today. She stated that constructing the pond outside the wetlands would be better.

J. Daskam stated the pond would be about 50'X100'.

S. Snyder suggested he review with M. Chinatti before he submits an application.

**3. 122 New London Road, Janet Griggs owner.**

J. Griggs described her property as mostly decomposing ledge; there is lawn around the house with leeching field on the back lawn. They are proposing putting a shed on higher ground which does not get wet. She stated she is environmentally conscious and would not want to put a structure in the wetlands. She stated she has had the soil tested at UCONN and they describe it as, sandy loam with moderate organic materials. She stated the whole back lawn is where the leeching fields for the septic are. She stated the state maps marking the wetlands are not correct. She found another map in the Town Clerks office that shows different wetlands than the state map. She stated neither map is totally accurate. J. Griggs stated that because there is so much ledge that they bought an adjoining piece of property to be able to put the septic system. The adjoining piece of property is where she wants the shed.

M. Chinatti stated that the assessors map has the two properties as one but in the deeds they have not been combined, she stated that is more of a zoning issue.

S. Snyder stated they do not have enough information to advise J. Griggs on how to proceed or enough information for J. Griggs to meet the burden of proof. S.

Snyder stated the best thing to do is to have the wetlands flagged showing the delineation of the soils and wetlands. She stated they could do a site walk but unless it is clearly ledge then they may not be able to tell what kinds of soils are present.

It was decided that S. Snyder and M. Chinatti would look at the property before an application was presented.

#### **CONTINUED BUSINESS**

1. Adhoc Conservation Committee Report-No Report
2. Adhoc Open Space Inventory Committee Report-No Report
3. Adhoc Educational Outreach Committee Report-No Report

E. Belt updated the Commission on the Multi-Purpose Path and a meeting with DEP which he described as productive. He also mentioned representatives of the Path Committee meeting with the National Park Service and Army Corp, in which the indications were not as positive.

#### **CORRESPONDENCE:**

Membership for CACIWIC  
ESRI

DOT letter of intent to waive the Public Hearing for the RT 82/ RT 85 roundabout. It was suggested getting a copy of the application for an informal review.

#### **ADJOURNMENT:**

**M/S/C (Ziegra/Belt) to adjourn at 8:40. Vote: Approved Unanimously.**

Respectfully Submitted,

Sue Spang

Recording Secretary