

**INLAND WETLANDS & WATERCOURSES COMMISSION  
TOWN OF VOLUNTOWN**

March 6, 2014

The meeting was called to order at 7:30 P.M.

Members present: Eric Williams, Lester Davis, John Moran and Chairman Tom Sweet. Joe Theroux, Wetlands Agent, was also present. Absent were Dave Miner, alternates Tammy Daigneault and Robert Panko.

Addition to the Agenda: John Faulise from Boundaries with a 2 lot subdivision for 811 Beach Pond Rd.

The minutes from the February meeting were read. Eric made a motion to accept, Lester seconded the motion, all in favor, motion carried.

Old Business: 29 Wylie School Road, Sandra Pellinen , application to repair 2 bridge crossings. The time limit has expired and the board needs to make a decision. Options were discussed. Eric made a motion to deny the application without prejudice, meaning the applicants didn't provide the board with the information they needed, but they can come back and submit a new application. Lester seconded the motion, all in favor, motion carried. Joe will send them a denial letter explaining the board's decision.

New Business: John Faulise presented the board with plans for a 2 lot subdivision at 811 Beach Pond Rd. owned by Bob Coleman. This is an ongoing project that started back in 2006. The Town owned the roadbed of the old Ten Rod Road, which they have since deeded over to Mr. Coleman and the adjacent landowners. In 2009, the board accepted an application for part of this project and John submitted a copy of those minutes to the board. At the time, Al Gosselin from the Health Dept. had approved both of the sites for development which are now called lot A2 and lot A1. It has been resubmitted to Al Gosselin and John gave the letter of approval to the board. A soil report was also submitted. The board is being asked to reaffirm their approvals for the two locations to subdivide the property into the two lots. Some of the work that had been previously approved has already been started. The additional work along with the development of these two lots would be the construction of the house, the well and installation of the septic system. On lot A1 the wetlands come up along the property line adjacent to the brook. The 100 foot regulated area is delineated on the plan. The bottom part of the septic system and the beginning of the driveway apron are within the regulated area. When the plan was originally proposed, the regulated area was 75 feet and now that it is 100 feet, it is just inside the regulated area. The board looked over the plans and discussion took place. John made a motion to accept the application for a 2 lot subdivision for 811 Beach Pond Road, Eric seconded the motion, all in favor, motion carried.

Agent's Report: Joe reported that he looked into the indemnity agreement that he discussed at the last meeting. He had copies which he gave to each of the members to look over. He believes that this would be something that the board might want to have in place as it is set up for Wetlands, Planning & Zoning or an agent's approval. It could cover any permit from these boards. Lester suggested that Joe have the Board of Selectmen take a look to get their input first before it is accepted. The board agreed.

Joe stated that he stopped at the Sansone residence at 156 North Shore Rd. He didn't see anything that he would be concerned about. He didn't have the site plan with him to compare the size of the house,

but it looked to him to be bigger. Lester recalled that the underdrain would have been where the house is but without looking at the plan he can't be sure. Joe will look into it.

Tom made a motion to adjourn the meeting, John seconded the motion, all in favor, motion carried. The meeting was adjourned at 8:05 p.m.

Respectfully submitted:

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Thomas Sweet, Chairman