

INLAND/WETLANDS COMMISSION
SPECIAL MEETING
AUGUST 26, 2010

The meeting was called to order at 7:35 p.m.

Members present were Tom Sweet, Chairman, Eric Williams, Lester Davis & Dave Miner. Members John Moran & Jarl Pellinen were absent.

The minutes from the June meeting were read. Eric made a motion to accept as read, Dave seconded the motion, all were in favor.

First on the agenda is a 2-lot subdivision on 266 Beach Pond Road. John Faulise presented the plan along with Attorney Harry Heller who is representing Arthur & Deborah Labrie, owners of 266 Beach Pond Road. Attorney Heller presented a letter of authorization from the Labries' and an approval letter from Uncas Health District to the Board. The Labrie's are proposing two additional building lots for their children. These are shown as lots 1 & 2 on the plan. The applicants are not proposing any activities in wetlands, however, there are wetlands on the property and does require a wetlands review. Both of the proposed lots are flat and they have designed the two lots so there will be no activity within the 75 foot limit. The Board looked over the plans and discussion took place. Lester made a motion to accept the 2 lot subdivision on 266 Beach Pond Road as proposed, Eric seconded the motion, all in favor.

Second on the agenda was Brian Long from CLA Engineers. Brian is representing the Town with plans for construction of a school bus parking area and the site preparation for a future town garage. The property is located on Gate Street behind the existing school building. The Town would like to connect through to a school bus parking lot behind the school and it would also connect to a driveway to a future Town Highway Garage. Brian showed the Board the site plan indicating that there were no catch basins but there are a couple of basins down the dirt driveway connecting to the existing system at the end of Gate Street. There will be no activity within 100 feet of the small wetland area that connects to the culvert that goes under the dirt road. Part of the area is paved as part of this project and for the future project which will come back before the Board at that time. The water quality basin will be a little larger than needed but will be left as is. They weren't planning to put rip rap in due to the slope and the gravel that will be put in so the water will not be running down with as much force. There will be a 6 inch under drain to collect any standing water. The basin is 2 feet deep. A soil scientist went out and flagged the wetlands which Brian showed the Board on the map. 12 & 15 inch pipe will be used, and 4 foot sumps will be installed. The Board had some concerns about spillage from the School Buses such as diesel fuel onto the ground. Brian thought that they could curb the parking lot on 3 sides with a paved leak off that goes to a swale. After looking at the plan and much discussion, a motion was made by Eric to approve the application from the Town for the construction of a school bus parking area with an access drive, and the site preparation plan for a new Town garage to be built in the future, with the condition that

extra silt fencing be put on the upper and lower driveways. CLA Engineers will come back before the Board when construction of the garage is ready to begin. Dave seconded the motion, all were in favor, motion carried.

Third on the agenda is John Faulise from Boundaries, LLC with an application for a single family residence on 162 Bennett Road owned by Glenn Bronson. John presented the Board with a revised set of plans than from the original plan, and also an approval letter from the Uncas Health District. The wetlands area of the property is indicated on the map that John showed the Board. There is a watercourse that runs through the property, but there will be no filling in or altering of wetlands for this plan. There were 6 test holes done in the front and rear of the property. The system is designed to pump from the house, so they proposed the house be adjacent to the road, gravity feed through a septic tank, gravity feed to a pump chamber and then an inch and a half force main that will go up to the leach fields. The leach fields are comprised of 12 inch high concrete galleys so they are trying to reduce the amount of septic area that is required. John told the Board that they will be seeking a variance from the Zoning Board of Appeals for the front yard to pull the house closer to the road and also for the side yard to push the house a little further to the side in order to keep it further away from the wetlands. They feel that there is a valid hardship to warrant going to the ZBA. The Board looked over the plans and more discussion took place. Dave made a motion to accept the plan for the development of a 3 bedroom single family residence for 162 Bennett Road, Lester seconded the motion, all were in favor, motion carried.

Paul Mcguire came before the Board. He is in the process of repairing the dam that is on his property. He is working under the supervision of the DEP. The Board gave him a verbal approval to start work on the dam pending next month's meeting.

A motion was made by Lester Davis to adjourn and seconded by Dave Miner. Meeting was adjourned at 9:40 p.m.

Respectfully Submitted:

Thomas Sweet, Chairman