
Inland Wetlands & Watercourses Commission Minutes 01/19/2017

MINUTES

REGULAR MEETING

Thursday, January 19, 2017 – 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

Chairman Judy Preston called the meeting to order at 7:02pm.

II. ROLL CALL

Members Present: Judy Preston, J. Colin Heffernan, Richard Esty, Janis Esty, Charles Wehrly, Elizabeth Steffen

Members Absent: Brendan McKeown, Paul Carver, Paula Kay

Staff: Sandy Prisloe, Environmental Planner, Meryl Moskowitz, Recording Clerk

III. OLD BUSINESS

16-005 “Spencer 95, LLC”

*Construction of a 21,828 s.f. three story self storage building and parking lot
47 Spencer Plain Road (Map 25/Lot 25)*

Applicant: Spencer 95, LLC Agent: Patrick M. Benjamin, P.E.

Pat Benjamin, civil engineer with the firm Bascom and Benjamin of Durham, CT, reviewed the application, and the items for follow up from the November 17, 2016 IWWC meeting:

- the landscaping plan has been revised and all plantings are now CT native species
- the planned infiltration system has been revised, per suggestions made by Geoff Jacobson of the firm Nathan Jacobson & Associates
- the roof run-off has been addressed, all roof water is to be infiltrated
- the underground infiltration storage is designed to meet a 50 year storm

P. Benjamin discussed a pair of culverts located at side of the pond, which Jacobson's firm recommends removing. The Commission directed P. Benjamin to remove the culverts.

Eric Davison, registered soil scientist and wildlife biologist with Davison Environmental, LLC, discussed landscaping plans, in particular enhancement of the wetlands. Invasive species will be

removed and in-filled with 18 shrubs in the wetlands area, and 15 shrubs in the upland buffer. He proposed a 3-year monitoring period, and will look for an 80% success rate or better.

The Applicant stated he can meet all points raised in Geoff Jacobson's letter, dated January 18, 2017.

Commission members agreed that the plans are an improvement for the area. They asked the Applicant for a 35-day extension, in order to allow time for Applicant to address the issues raised in Jacobson's letter and for Jacobson's firm to review the changes and issue a memo of conformity to the Commission. The applicant agreed to the 35-day extension.

MOTION to grant a permit for Application 16-005 "Spencer 95, LLC" *Construction of a 21,828 s.f. three story self storage building and parking lot, 47 Spencer Plain Road (Map 25/Lot 25); Applicant: Spencer 95, LLC Agent: Patrick M. Benjamin, P.E;* subject to receipt of a final set of plans that incorporates all issues raised in Geoff Jacobson's letter dated January 18, 2017, and receipt of a memo of conformity from Geoff Jacobson; **MADE** by C. Heffernan; **SECONDED** by E. Steffen; **VOTING IN FAVOR:** J. Preston, R. Esty, J. Esty, C. Wehrly, C. Heffernan, E. Steffen; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 6-0-0.

IV. REGULAR BUSINESS

A. Minutes

MOTION to **APPROVE** the Minutes of November 17, 2016, amended to state location of the meeting was in the lower level cafeteria; **MADE** by R. Esty; **SECONDED** by C. Wehrly; **VOTING IN FAVOR:** J. Preston, C. Wehrly, E. Steffen, R. Esty, J. Esty; **OPPOSED:** None; **ABSTAINING:** C. Heffernan; **APPROVED:** 5-0-1.

B. Correspondence & Announcements

J. Preston shared information from Eversource, and a greeting card from the firm of Nathan Jacobson & Associates.

C. Committee, Representative & Staff Reports

Charles Wehrly reported that the WPCA board will meet once a month, instead of twice, and that their consultant will be looking at off-site septic options.

D. Election of Officers

J. Preston nominated C. Heffernan for the position of Chairman, while also announcing she is resigning from the Commission. E. Steffen volunteered to be vice chairman and nominated J. Esty for the position of secretary. Nominations were seconded.

MOTION to **APPROVE** the slate of officers, Colin Heffernan as Chairman, Elizabeth Steffen as Vice Chairman, and Janis Esty as Secretary; **MADE** by C. Heffernan; **SECONDED** by E. Steffen; **VOTING IN FAVOR:** J. Preston, C. Wehrly, C. Heffernan, E. Steffen, J. Esty, R. Esty; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 6-0-0.

V. ADJOURNMENT

MOTION to adjourn the meeting at 8:22 P.M. until the next Regularly Scheduled Meeting of the Inland Wetlands & Watercourses Commission scheduled for Thursday, February 16, 2017, Town Hall, 302 Main Street, 1st Floor Conference Room; ; **MADE:** by C. Heffernan; **SECONDED:** by C. Wehrly; **VOTING IN FAVOR:** J. Preston, C. Heffernan, R. Esty, C. Wehrly, J. Esty, E. Steffen; **OPPOSED:** None; **ABSTAINED:** None **APPROVED:** 6-0-0.

Respectfully submitted,

Meryl Moskowitz
Recording Clerk