

**MINUTES
CONSERVATION COMMISSION
INLAND/WETLAND AGENCY**

**THURSDAY, SEPTEMBER 11, 2008 - 7:00 P.M.
WATERTOWN HIGH SCHOOL TECHNOLOGY CENTER**

**Public Hearing
APPLICATION #643 – 741 Echo Lake Road, LLC**

Members Present: Mr. Ed Undercuffler, Chairman
Mr. Donato Orsini, Vice Chairman
Mr. Tom Murphy, Secretary
Mr. Joe Polletta

Members Absent: Mr. Mike Genovese
Mr. Jim Zawadzki
Mr. Tony DiBona

Alternate Present: Ms. Denise Russ

Alternate Absent: Ms. Martha Sturgis
Ms. Michael Brown

Others Present: Mr. Moosa Rafey, Wetlands Enforcement Officer

1. Call Meeting to Order

Chairman Undercuffler, Called the Public Hearing to Order at 7:07 pm.

2. Roll Call

Mr. Murphy executed the Roll Call.
Chairman Undercuffler seated Ms. Russ for Mr. DiBona.
Chairman Undercuffler, read aloud the Ground Rules as follows for the record:

**“GROUND RULES FOR CONSERVATION COMMISSION/
INLAND WETLANDS AGENCY”**

1. The applicant or his representative will make his formal presentation to the Commission stating the proposed regulated activities, the wetland impacts, and the alternatives which were considered by the applicant.
2. All comments, discussion and observations shall be made through the Chair after proper recognition by the Chairman. This is necessary to ensure that only one person at a time speaks on any issue, thus making it easier for everyone to understand and for clearer legal transcription.
3. All persons addressing the Commission shall begin by first clearly stating their name and address for the record. If necessary, the person may be asked to spell his name for the record.
4. Following the presentation of the application, the Conservation Commission/ Inland Wetland Agency will ask specific questions of the applicant.
5. After the Commission has asked its questions of the applicant, I shall then allow any members of the public who wishes to speak either in favor of this application or against it to address the Commission.
6. I shall then allow the applicant to respond to the comments of the members of the general public.
7. I shall then allow any members of the general public who wish to present any additional information or clarifying discussion to do so.
8. I shall then provide an opportunity for the applicant to respond to these additional remarks if he or his representative so wishes.
9. The Conservation Commission/Inland Wetland Agency has thirty-five days from the date the public hearing commences to complete the public hearing. The Commission may ask the applicant for a thirty- five day extension of the public hearing period if the commission requires any additional information or wishes to schedule a site walk to observe the situation for them.
10. The Conservation Commission/Inland Wetland Agency has thirty-five days from the date when the Public Hearing is closed to render its decision.

A. Application #643 of 741 Echo Lake Road, LLC for construction of 64 condominium units and 2,045 linear foot of new private roadway on the northwest corner of Echo Lake Road and Buckingham Street, Watertown, CT.

Recess or adjourn the Public Hearing must be closed by October 16, 2008 unless applicant grants an extension of time.

Chairman Undercuffler read the legal notice into the record.

Brain Baker from Civil 1 was present and reviewed the application with the Commission. Mr. Baker noted that the developer of the project is George Norman and he is present in the Commission has any questions. Mr. Baker explained the wetlands on the site. Mr. Baker advised the Commission that Soil Scientist Michael Kline had flagged the wetlands. Mr. Baker noted that there are two wetlands system on the site. Mr. Baker noted that the easterly wetlands contain 17 acre water shed. Mr. Baker noted the westerly wetlands contain a 150 acre watershed. Mr. Baker noted that the 100 year flood plan has not been delineated. Mr. Baker advised the Commission that there is a wetlands crossing in order to gain access to the building in the upland portion of the property. Mr. Baker advised the Commission that 98% of the wetlands on the site would remain undisturbed. Mr. Baker advised the Commission that 1.5 acres of activity will be within the regulated areas which includes all the grading for the units, the roadway, and the storm water drainage.

Mr. Polletta asked the applicant if they had considered single family homes.

Mr. Baker replied that it would not be financially feasible because to put single family dwellings on the site.

Mr. Polletta expressed concerns with the two pipes at the entrances. Mr. Polletta wants to ensure that these will be adequate to protect all the wetlands on the site. Mr. Polletta expressed concerns with the existing water issues.

Mr. Murphy expressed concerns with the alternatives that are being presented are not addressing the impacts to the wetlands and the concerns of the Commission.

Mr. Baker explained that the application has been changed so the original application has become an alternative.

Mr. Murphy wanted to know if there was going to be a zero wetlands impact of alternate #2.

Mr. Baker replied that there would be a zero wetlands impact with alternate #2.

Chairman Undercuffler expressed concerns with not allowing much space behind and front of each unit.

Mr. Rafey asked the applicant if the building footprints would remain the same or if there would be an increase in the back yards. Mr. Rafey expressed concerns with the Conservation Easement being so close to the building.

Mr. Polletta expressed concerns with the backyard being in the regulated area.

Sean Hayden a soil scientist from the Northwestern Conservation District was present and noted that units 62 to 66 come right up to the buffer area. Mr. Hayden submitted a letter into the record and reviewed it for the Commission. Mr. Hayden expressed concerns with Alternate #3 and the standing drainage ditch by the L in Echo Lake Road. Mr. Hayden asked the applicant if moving alternative number # 3 up the road and filling the drainage ditch would be more feasible. Mr. Hayden expressed concerns with not having the upland soil types on the plans submitted. Mr. Hayden expressed concerns with the storm water design because of the projects location in the Echo Lake water shed. Mr. Hayden asked the applicant why alternatives do not include single family dwellings?

Mr. Polletta expressed concerns with the amount of acreage on this property compared to the size of the project.

Mr. Baker noted that there is 50 acres of land and the topography limits using the property for single family dwellings. Mr. Baker noted that some of the units are located within the regulated area. Mr. Baker advised the Commission that the plans submitted will maximize the use of the property for the developer and minimize the impacts to the wetlands. Mr. Baker explained that the number of units and the design of the units are not under the Commission's authority on the stormwater management. Mr. Baker stated that there is not going to be a greater impact to the wetlands with the proposed plans.

Chairman Undercuffler expressed concerns with the entrance with regards to the sight line. Chairman Undercuffler also expressed concerns with amount of ledge and the amount required to be removed and the impact on the wetlands.

Mr. Hayden explained the watershed and described the importance and value of the wetlands resources on the site. Mr. Hayden recommended the applicant focus on low impact development and to respect the regulated buffer areas.

Public: Sandra Greenwood of 156 Belden Street was present and expressed concerns with who was going to be responsible for mowing the grass.

Mr. Baker advised the Commission that the Condominium Association will be responsible for the mowing the grass and all the landscaping for the property.

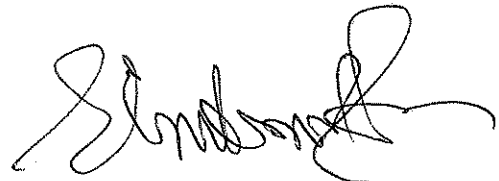
Mr. Polletta moved to continue the public hearing to 10/09/08. Mr. Murphy seconded the motion.

Discussion: None

Vote: Favor: 5 Abstained: 0 Opposed: 0

MOTION PASSED UNANIMOUSLY

Attest:



Ed Undercuffler, Chairman
Conservation Commission
Inland/Wetland Agency

Approved by: Chuck Bezio, Land Use Secretary