

**SALEM INLAND WETLANDS AND CONSERVATION COMMISSION
(IWCC)
REGULAR MEETING
June 10, 2013
7:30 PM**

Present: E. Belt, S. Snyder, D. Khan-Bureau, E. Natoli, W. Leuck, G. Balavender Alt

Absent: R. Phillips, F. Abetti, L. Wildrick, Vacancy Alt.

CALL TO ORDER: S. Snyder called the meeting to order at 7:31 PM.

**M/S/C (Leuck/Belt) to seat G. Balavender for D. Khan-Bureau. Vote:
Unanimously Approved**

PUBLIC HEARING: None

**ADDITIONS TO THE AGENDA-M/S/C (Leuck/Natoli) put New Business before Old Business.
Vote: Approved Unanimous.**

APPROVAL OF MINUTES:

1. April 8, 2013 Meeting Minutes

M/S/C (Balavender/Natoli) to approve the April 8, 2013 Regular Meeting minutes as presented. Vote: Approved. In favor- E. Belt, S. Snyder, D. Khan-Bureau, E. Natoli, G. Balavender. Opposed-None. Abstaining- W. Leuck.

WETLANDS ENFORCEMENT OFFICER'S REPORT:

E. Belt stated he issued two buffer permits for a driveway and a barn.

D. Khan Bureau arrives at 7:36

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

NEW BUSINESS:

1. Buff # 13-05-02, 348 New London Road, 9 Units Affordable Housing (Section 8-30)

Wes Wentworth, Civil Engineer and Soil Scientist presented plans on behalf of Horace Lindo. He stated they are being built under the Affordable Housing statute 8-30. He stated three of the rental units will be offered as moderate income housing with rents at approximately \$900 a month.

There will be no direct impact to the wetlands. He stated the water will sheet flow off the parking lots and driveway which will infiltrate before it gets to the wetlands. W. Wentworth stated they shrunk the impervious surface as much as possible by narrowing the driveway to 18 feet wide. He stated the soil is very rocky and sandy so the water discharges very well into the soil. He stated the total amount of impervious surface is about 4/10 of an acre.

The Commission asked if the well could be moved as a small part of it is in the upland review. W. Wentworth stated it could only be moved about 5-10 feet due to other required setbacks.

W. Wentworth stated wood chips generated from the site are being used for E&S purposes although that is not specifically stated on the plan.

W. Wentworth stated building 3 is right on the 75 foot line and the decks are at ground level built on sonatubes.

S. Snyder stated that whatever the applicant plans for the site should be included on the plan, i.e. woodchips for E&S.

M/S/C (Leuck/Balavender) to approve plans as presented with standard conditions. Vote: Approved. In favor-Snyder, Balavender, Leuck. Opposed-Natoli. Abstaining-Khan-Bureau, Belt.

OLD BUSINESS:

1. APZ Review

S. Snyder stated she looked over the language and discussed the draft with a co-worker and it was recommended she look at a CT publication, the "blue book". S. Snyder stated she would send the

members the wording in the current draft and the language in the blue book so they could decide which they preferred.

The sub group will meet to firm up the source water map for presentation to the Commission.

2. Discuss adding Public Comment to the agenda

The members continued their discussion on adding a public comment section to their agenda. Most members thought it was a good idea as long as the public was informed they could not comment on any pending application.

The Commission noted that the agenda items and order are in their bylaws therefore, the bylaws would have to be amended. The Commission read and discussed the change and will vote on the bylaw revision at the next meeting.

CONTINUED BUSINESS: None

CORRESPONDENCE:

IWCC Training

S. Byrne- legal liability for Land Use Boards and Commissions.
(Eric will read and get back to Commission)

CRITIQUE

The Commission discussed the positive and negative aspects of the meeting

ADJOURNMENT:

M/S/C (Natoli/Khan-Bureau) to adjourn at 8:54. Vote: Approved Unanimously.

Respectfully Submitted,

Sue Spang
Recording Secretary