

**SALEM INLAND WETLANDS AND CONSERVATION COMMISSION**  
**Salem Town Hall**  
**270 Hartford Road, Salem, CT 06420**

**Monday, September 12, 2016**  
**Regular Meeting - 7:00 PM**

**AGENDA**

1. **Call to Order.** Chairman Edward Natoli called the meeting to order at 7:00 p.m.

2. **Roll Call/Seating of Alternates.** Members Present: Chairman Edward Natoli, Secretary, Diba Khan-Bureau, Sally Snyder, Linda Wildrick, Gale Balavender, and Alternate, Kimberly Bradley. Absent: Vice-Chairman, Roger Phillips, Eric Belt and Alternate, Frank Abetti. Also present: Liz Burdick, Zoning & Wetlands Officer.

*Upon MOTION by Linda Wildrick, Seconded by Diba Kahn-Bureau, it was voted unanimously to seat Kimberly Bradley for Eric Belt.*

3. **Additions of Changes to the Agenda.** None.

4. **Approval of Minutes:** August 8, 2016 Meeting Minutes.

*Upon MOTION by Diba Kahn-Bureau, Seconded by Gale Balavender, it was voted unanimously to TABLE the approval of the August 8, 2016 meeting minutes to the October 10, 2016 Regular meeting.*

5. **Public Comment.** None.

6. **New Business:**

A. **IWWC#2016-05** – 320 Hartford Road - Applicant/Property Owner: Anne & Joseph Duncan – Site Improvements in Regulated Area. (*Decision Required Date: November 15, 2016*)

Applicant Joseph Duncan addressed the Commission and advised the Herb Farm was closed and he was in the process of applying to the Planning & Zoning Commission for a zone change to allow a wedding venue. He reviewed the proposed site work including expansion of the existing gravel parking area at the front of the site, removing the gravel parking area adjacent to the outbuildings to loam & seed and improve the decorative appearance of the pond.

*Upon MOTION by Diba Kahn-Bureau, Seconded by Sally Snyder, it was voted unanimously to schedule a Site Walk for Saturday, September 24, 2016 at 10:00 am.*

*Upon MOTION by Diba Kahn-Bureau, Seconded by Gale Balavender, it was voted unanimously to TABLE IWWC#2016-05 to the October 10, 2016 Regular meeting.*

7. **Public Hearing(s):** None.

8. **Old Business:**

A. **IWWC#2016-04** – 504 Old Colchester Road – Applicant, Colchester Construction – Property Owner, RMD Land Development, LLC – Construction of an office building & associated site improvements – grading in upland review area. (*Decision Required Date: October 11, 2016*)

Ellen Bartlett of CLA Engineers addressed the Commission and addressed its concerns expressed at its last meeting. There was detailed discussion of the fuel storage & containment and the keeping of records of the maintenance of the Oil Separator, Forebay & Water Quality Basin. Bartlett stated there would be no vehicles or equipment repairs at the site, but for minor repairs. C.S.S. Robert Russo addressed the Commission and reviewed the planting plan for the 3:1 slopes up to the edge of the wetlands, as well as the construction of the stormwater basin. Consultant Town Engineer Robert Schuch addressed the Commission regarding the stormwater basin design.

There was detailed discussion of whether the proposal was a significant impact as defined in the Regulations and it was the consensus of the Commission it was not and, therefore, no public hearing may be held on the application.

*Upon MOTION by Gale Balavender, Seconded by Sally Snyder it was voted to APPROVE Application IWWC#2016-04 of Colchester Construction/RMD Land Development, LLC for site work in regulated upland review area for property located at 504 Old Colchester Road, Salem, Ct. as shown on Assessor's Map 12 Lot 35-5, as depicted in the application & supporting documents and on the plan set entitled "Colchester Construction Facility, Salem, Connecticut, Drawings 1 to 10, Prepared by CLA Engineers, Inc., July 2016, Revised to August 25, 2016 & September 7, 2016" with the following conditions:*

1. *Note#9 on Plan Sheet 8 shall be revised to state "Owner to keep record/log of the maintenance of the Oil Separator, Forebay & Water Quality Basin on site and, following completion, shall be submitted to the Town of Salem annually and be made available to the Town upon Request.*
2. *Erosion & Sediment Controls installed prior to the start of construction as shown on the approved plan set shall be inspected weekly and after rainfall events greater than ¼" to insure controls are maintained in good working order.*

*In Favor: Chairman Edward Natoli, Sally Snyder, Gale Balavender, Linda Wildrick. Opposed: Diba Khan-Bureau. Abstained: Kimberly Bradley.*

**9. Wetlands Enforcement Officer's Report. None.**

**10. Correspondence. None.**

**11. Adjournment.**

*Upon Motion of Gale Balavender, Seconded by Sally Snyder, it was voted unanimously to ADJOURN the meeting at 8 :35 p.m.*

Respectfully submitted,

Liz Burdick  
Zoning & Wetlands Officer