

Garage

6.67

23-2006 08:47AM FROM-DISCOVER RE SMG

8606742671

T-309 P.002/002 F-907



William R. & Jeanne D. Bandiou

S 14° - 00' W

208.0'

25'

shed

25'

FILT FENCE

New garage
Size
24 VS 20'

85'

S 79° - 10' E

208.0'

105'

PORCH ADDITIONAL

One story
wood framing

208.0'

N 79° - 10' W

54.5'

70.5'

90'

208.0'

208.0'

N 14° - 00' E
236 Watchaug Road

George E. f. Marie J.
West

EGWIN

b. Wetlands Application #548, Addition to Home in Upland Review Area, 57 Collins Road, Celotto

The applicant is proposing an addition to his home which is currently within the regulated area. The addition will infringe upon the 100-foot buffer zone by 8 feet on one area. Mr. Askew has no issues with this application.

c. Wetlands Application #549, Addition in Upland Review Area; Grading & Pond in Wetlands, 236 Watchaug Road, Loupe

Mr. Askew presented plans for the applicant, noting that the property is adjacent to Pell Farms, just north of King Road and most of the lot is wetland. The applicant is excavating the foundation and rebuilding a garage and would like to add fill in the existing lawn area to create a functioning lawn area. Grading plans include the creation of a pond near Watchaug Road. Half of the lawn area will be graded to drain to the pond, the other half will drain toward the rear of the property. Grading will not extend to the rear property line, so water will be contained within the existing property. No off site impacts are expected.

Mr. Askew commented that all of the activity is within previously disturbed wetlands and proposed application presents an improvement for the site and he has no issues with the application.

d. Wetlands Application #550, Grading in Wetland & Barn in upland Review Area, 122 Hampden Road, Forest

Mr. Forest presented plans for re-grading his property. The wetlands have been flagged and it is his intention to drain the wetland area by installing a pipe which will carry the water into a pond on a property at 130 Hampden Road. The proposal also includes a barn within the upland review area.

Mr. Askew noted that the applicant would need to substantiate permission for access from the neighbors in writing and all activities would need to be specifically designated on the plans.

IV. AUDIENCE PARTICIPATION - There was none

V. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT

There was no discussion on this item.

VI. STAFF/COMMISSIONER REPORTS

Mr. Askew presented the Wetland Agent's Report. He explained the activity at the Partridge Run subdivision and noted that it was activity which occurred as an emergency storm repair. He has inspected the site and sought the Commissions concurrence that sediment could be removed from the stream without a permit. Mike Mocko, who will be working on the project, has been asked to stake out boundaries prior to work being completed.

A motion was made by Lise Wood, seconded by Dan Fraro and unanimously voted to accept the Wetland Agent's Report.

Mr. Askew also presented for the Commissioners' review copies of a recent Superior Court decision regarding Toll Brothers, Inc. vs. Bethel Inland Wetland Commission.