Prospect Inland Wetlands Commission
Approved Minutes
May 9, 2016

Board Members Present: Lorraine Dixon, Glenn Gruber, Charlie Wentworth, Joseph Hawthorne, Sandy Russell, Tim Clark
Board Members Absent: MaryJane Daloia, Jeff LaMontagne
Others Present: Tammy DeLoia - Land Use Inspector/Clerk

Chairman Dixon called the meeting to order at 7:00 p.m. T. DeLoia advised the Commission that due to health reasons MaryJane Daloia has resigned from the Commission. The meeting was recorded. Roll call was conducted. J. Hawthorne was seated for M. Daloia; T. Clark was seated for J. LaMontagne.

Motion by J. Hawthorne, seconded by C. Wentworth to approve the April 25, 2016 meeting minutes, as presented. L. Dixon, C. Wentworth, J. Hawthorne, T. Clark voted to approve. G. Gruber abstained. **Motion carries.**

Communications: None

Old Business:
a. #08-2016 Frank & Lisa Oliveira, 82 Coachlight Circle – Application for an in-ground pool within an upland review area. Chris Keeler of Prospect Pools appeared on behalf of Frank & Lisa Oliveira. The commission conducted a site walk on 5/2/16 - commissioners in attendance were L. Dixon, C. Wentworth, J. LaMontagne, J. Hawthorne and T. Clark. The commission felt that the site was clearly marked out. T. DeLoia requested that the filter and dry well be located 20-feet from the pool, so to be farther away from the abutting neighbor's property line to decrease the noise nuisance to the abutting neighbors. Mr. Keeler agreed and the site plan was marked accordingly. After discussion, **Motion** by C. Wentworth, seconded by T. Clark to approve Application #08-2016 Frank & Lisa Oliveira, 82 Coachlight Circle for an in-ground pool within an upland review area. **Unanimous.**

b. Permit #04-2015 Donald Paradis, Jr., 1 Laura Avenue – Application to modify Permit #04-2015 for a Detached Garage within a wetland. Mr. Paradis appeared before the Commission and presented a revised plot plan dated 5/9/16 showing a reduced size of the proposed detached garage down to 24' x 24' which would meet the Zoning Regulations' size limitation and reduce the impact to the wetland area. The commission conducted a site walk on 5/2/16 - commissioners in attendance were L. Dixon, C. Wentworth, J. LaMontagne, J. Hawthorne and T. Clark. T. DeLoia asked that there not be any storage around the outside of the garage. T. Clark suggested wetland plantings for the disturbed wetland areas around the garage. Mr. Paradis agreed to no storage around the garage and to add wetland plantings in the disturbed areas around the building. C. Wentworth asked if the garage would have gutters. Mr. Paradis stated that the garage will not have gutters, that the garage would have a two-sided roof draining east to west onto a taper of recycled crushed rock, concrete and asphalt type material to allow drainage and prevent erosion. After discussion, **Motion** by J. Hawthorne, seconded by T. Clark to approve the application to modify permit #04-2015 of Donald Paradis, Jr., 1 Laura Avenue for a proposed detached garage in accordance with the May 9, 2016 plan. **Unanimous.**

New Business:
a. Luca & Staci Petracca, 5 Laura Ave. – Application for a detached garage within an upland review area. Mr. Petracca appeared and presented the commission with an application to expand his existing 1 bay garage into a 3 bay garage. Chairman Dixon outlined the application. Mr. Petracca had already begun the construction process but stated that he had halted construction after being notified of the need to obtain the proper Inland Wetlands, Zoning & Building Permits. T. DeLoia stated that upon

being asked Mr. Petracca installed silt fencing along the left side of the garage. After discussion, **Motion** by C. Wentworth, seconded by G. Gruber to accept Application #09-2016 Luca & Staci Petracca, 5 Laura Avenue – Application for a detached garage within an upland review area. **Unanimous**. A site walk was scheduled for Monday, May 16, 2016 at 6:00 p.m.

b. Michael Devine, 6 Williams Drive – Application for a deck within a wetland. Mr. Devine appeared and presented the commission with an application for a deck over an existing concrete patio off the right side of the back of his house. T. DeLoia stated that Mr. Devine filed an application because the Town's GIS system showed his entire 2-acre property as wetlands. She further stated that she inspected the property and found that the proposed location for the deck was outside of the 100-foot regulated upland review area. After discussion, **Motion** by G. Gruber, seconded by C. Wentworth, based upon the Land Use Inspector's report, the commission determined that the proposed deck would not require an Inland Wetlands permit as it does not fall within the 100-foot upland review area. **Unanimous**.

Public Hearings: None

Enforcement Hearings: None

Public Participation: None

Land Use Inspector's Report: T. DeLoia discussed and handed out information to commission members interested in the DEEP's 2016 Municipal Inland Wetlands Agency Comprehensive Training Program. She also advised the commission that clearing had begun on the Ridgewood Club subdivision located at 106 Cook Road.

Motion by J. Hawthorne, seconded by G. Gruber to adjourn at 7:42 p.m. **Unanimous**.

Lorraine Dixon

Lorraine Dixon TD
Chairman

PROSPECT, CONN.
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2016 JUN 14 AM 10:53
Margaret A. Andrews
TOWN CLERK