

**MINUTES OF THE REGULAR IWWC MEETING via ZOOM  
AUGUST 3, 2021**

**Present:** Chairman Samantha Marone, Vice Chairman Dwayne Xenelis, Mike Engels, Vincent Neri, Karl Gelotte, Howard Benisvy and IWW Enforcement Officer Heidi Wallace.

**1. CALL TO ORDER:**

The meeting was called to order at 7:01 p.m. by Chairman Samantha Marone.

**2. PUBLIC COMMENT PERIOD:**

None.

**3. OLD BUSINESS:**

**1. 475 East Pond Meadow Road – Assessor ID Map 131, Lot 33 – application for an in-ground pool and garage in upland review area:**

Applicants Mark and Nina Stiber were present. Mrs. Stiber stated that Heidi Wallace had gone and looked at the site and made some suggestions for improvement. The application made the changes and submitted new plans dated 7/21/21.

Upon a motion by Dwayne Xenelis, seconded by Karl Gelotte, it was:

**VOTED:** Unanimously to approve the application for 475 East Pond Meadow Road, as presented.

**2. 191 Boston Post Road, Assessor ID Map 188, Lot 151 – application for sanitary system, rain garden and grading in upland review area:**

Engineer Joe Wren was present representing the applicant. Mr. Wren stated that there are no changes to the plans since the last meeting. The health department has approved the proposed septic system. There are 2 small rain gardens proposed, which are not necessary, but they were added as an extra precaution. They are reducing the impervious surface which will reduce any run-off from the site. The proposed house footprint is almost the same as the previous house. The gutters will drain to the ground. There are only small amounts of grading in the review area. The septic system is located right on the line of the review area. There was discussion regarding the rain gardens and whether they were necessary. Mr. Wren stated that the most the rain garden will hold is approximately 1 foot. Mr. Xenelis asked why they were proposing the rain gardens if they are not necessary. Mr. Wren stated that they added them for extra control and landscaping.

Upon a motion by Vincent Neri, seconded by Dwayne Xenelis, it was:

**VOTED:** Unanimously to approve the application for 191 Boston Post Road with the following stipulation:

- a. The raingarden on the northeast side of the property will be removed and the rain garden on the southeast side of the property will remain.

**NEW BUSINESS:**

**1. 1935 Boston Post Road, Assessor ID Map 180, Lot 114, 43 Chapman Beach Road, Assessor ID Map 180, Lot 112, and 120 Waldron Drive, Assessor ID Map 180, Lot 117; application to fill 4,997 s.f. of wetlands on 43 Chapman Beach Road and 120 Waldron Drive and create 4,997 s.f. new wetlands on 1935 Boston Post Road:**

Engineer Joe Wren was present representing the applicant and stated that they are currently building 20 units for VISTA and they made an agreement with 2 neighbors to

transfer the wetlands from their properties to 1935 Boston Post Road. The areas to be filled are currently lawn areas and landscaped areas. Mr. Wren submitted a letter from Soil Scientist Bob Russo that states that he feels these wetlands have no function or value as wetlands and that this application will be a betterment for the wetlands. They are proposing to move the existing arborvitaes to the property line of the neighboring properties and the current upland area will be excavated down to the same level as the existing wetland. The previously approved plantings will also be moved. The areas to be filled in will be approximately 1 to 1-1/2 feet depth of fill. Mr. Wren described the drainage to and from the wetland and this change will not alter the net flow and they are not re-routing any flow.

Dwayne Xenelis stated that he understands that this is a unique situation but asked what happens if it doesn't work. Mr. Wren stated that there should be no reason why it wouldn't work. Mr. Xenelis stated that he feels the commission should look at all the approved applications for all properties involved in this application. It was stated that the developer was notified by Heidi Wallace regarding some issues that needed to be taken care of but the issues have not been corrected as of yet. Mr. Wren stated that he will contact the contractor for the site. The commission will need to know the exact timing of the switch of wetlands and specify what is going on in the wetlands. We need to know what fill will be used on the 2 properties. We will need a management plan for the new wetland. Mr. Xenelis stated that he would like to see the cross sections for all 3 properties. Vincent Neri stated that he has a concern for the trucking route for the excavation and that debris might be making it to Route 1. Dwayne Xenelis expressed his concern that 3 different entities will be doing the work on their individual properties. The Commission will need to know who will be in charge to make sure everything is done properly and in a timely manner. The commission members would like Heidi Wallace to pull up all the old minutes from IWWC and Zoning Meetings to research the history of these properties.

Upon a motion by Dwayne Xenelis, seconded by Vincent Neri, it was:

**VOTED:** Unanimously to accept the Application for 1935 Boston Post Road, 43 Chapman Beach Road and 120 Waldron Drive.

Upon a motion by Dwayne Xenelis, seconded by Vincent Neri, it was:

**VOTED:** Unanimously to deem said application as "Significant Activity" and to set a Public Hearing for Tuesday, October 5, 2021 at 7:00 p.m.

## **REGULAR BUSINESS:**

### **A. Minutes of the Previous Meetings: Regular Meeting 7/6/21:**

Upon a motion by Karl Gelotte, seconded by Vincent Neri, it was:

**VOTED:** Unanimously to approve the meeting minutes of 7/6/21, as amended.

### **B. Chairman's Comments:**

None.

### **C. Correspondence:**

None.

**D. Staff Report:**

All members were asked to review the report at their convenience.

**E. Commission Member Reports:**

None.

**F. Bills:** Upon a motion by Vincent Neri, seconded by Karl Gelotte Vincent Neri, it was:

**VOTED:** Unanimously to approve payment of the following bills:

\$71.53 to Katie Kelemen for Secretarial duties.

**G. Adjournment**

Upon a motion by Howard Benisvy, seconded by Vincent Neri, it was:

**VOTED:** Unanimously to adjourn at 8:04 p.m.

Respectfully submitted:

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Kathleen H. Kelemen, Secretary

As transcribed from a recording of the meeting.