

Hampton IWWA Minutes
Regular Meeting – December 5, 2017
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A Regular Meeting of the Inland Wetlands and Watercourses Agency was held on Tuesday, December 5, 2017, at the Town Office Building.

Stan Crawford called the Meeting to order at 7:07 p.m.

Present for the Board: Stan Crawford, Heather Bonneksen, Glen Newcombe, Marti Mlyniec.

Staff and Others Present: John Valente, Wetlands Enforcement Officer; Dayna McDermott-Arriola, Recording Secretary, First Selectman Allan Cahill, Selectman Michael Chapel.

Item 1: Audience for Citizens: none.

Item 2: Additions to the Agenda:

Motion: Stan Crawford, seconded by Glen Newcombe, to add Application for Jurisdictional Ruling on parking area for proposed event center, Stonehurst at Hampton Valley, LLC, to Agenda under Item 5: New Business. Motion carried unanimously.

Item 3: Approval of Minutes – Regular Meeting of September 5, 2017

Motion: Heather Bonneksen, seconded by Glen Newcombe, to approve the Regular Meeting Minutes of September 5, 2017. Motion carried unanimously.

Item 4: Old Business: none.

Item 5: New Business:

1. Application for Jurisdictional Ruling on parking area for proposed event center, Stonehurst at Hampton Valley, LLC.

John Valente reported that the Planning & Zoning Commission will conduct a Public Hearing on December 18, 2017 on a request from Stonehurst at Hampton Valley for a special permit to operate a Banquet and Event Facility on Drain Street. He distributed site plans for the proposal that include a grassy parking area for 200 vehicles. Mr. Valente stated that he could not recommend a ruling of "NO Jurisdiction" without additional mitigation of storm water and suggests that the existing berm between the proposed parking area and the Little River be enhanced with, minimally, a 100 foot depressed area sufficient to treat the parking area and/or incorporation of the berm for the purpose of storm water detention. Mr. Valente stated that any mitigation recommended certainly is not intended to treat a compact dirt area or graveled/paved area, rather a grassed area with moderate compaction. Mr. Valente will convey this recommendation to Town Planner John Guzskowski and advises that the Inland, Wetlands & Watercourses Agency send a correspondence to the Planning & Zoning Commission declaring "No Jurisdiction" pending the applicant's adherence to the Wetland Enforcement Officer's recommendation on storm water detention and requesting their consideration of the Parking Area, if not now then certainly in the future, as a potential storm water management issue.

Heather Bonneksen raised concern regarding the long-term effects of parking on the proposed grass surface. Mr. Valente agreed that the grass surface would not serve as a permanent parking solution, and that the applicant would need to return to the IWWA with alternate plans for parking in the future if the surface changes by design or by resulting loss of vegetation.

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After discussion, it was agreed to determine a “No Jurisdiction” ruling conditioned on the applicant complying with the Wetlands Agent’s recommendation to provide storm water treatment below the grass parking area and that the Wetland Officer send a letter to the Planning and Zoning Commission requesting their consideration in treating the parking area as a potential storm water management issue.

Motion: Marti Mlyniec, seconded by Glen Newcombe, to notify the Planning & Zoning Commission of the conditions set forth by the Wetlands Enforcement Agent. Motion carried unanimously.

Item 6: No Permit Necessary: none.

Item 7: WEO Report

1. Monthly Report: none.
2. Duly Authorized Agent Report: John Valente informed the members that the existing gazebo at the property of Stonehurst at Hampton Valley has been moved to a location near the Little River in order to provide an aesthetic area for photography. He granted Administrative Approval pending mitigation of storm water run-off from the roof of the gazebo due to its proximity to the Little River.

Item 8: Communications:

Connecticut Wildlife September/October 2017
The Habitat, Summer 2017 & Fall 2017
Pamphlet from the *Society of Soil Scientists of Southern New England*
Notification of Reporting Form Requirements for 2016

Item 9: Discuss and Act on any other Business:

1. Election of Officers

Nomination of Stan Crawford to serve as Chairman by Heather Bonneksen, seconded by Glen Newcombe. There being no other nominations, Stan Crawford was elected Chairman.

Nomination of Glen Newcombe to serve as Vice-Chairman by Heather Bonneksen, seconded by Glen Newcombe. There being no other nominations, Glen Newcombe was elected Vice-Chairman.

Nomination of Martin Mlyniec to serve as Secretary by Heather Bonneksen, seconded by Glen Newcombe. There being no other nominations, Martin Mlyniec was elected Secretary.

2. Establish Schedule of 2018 Regular Meetings

A proposed schedule of regular meetings for 2018 was distributed.

Motion: Heather Bonneksen, seconded by Glen Newcombe, to approve the proposed meeting schedule with the addition of January 2, 2019. Motion carried unanimously.

Item 10: Audience for Citizens: none.

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Item 11: Adjournment

There being no further business to come before the Agency, the meeting adjourned at 7:47 p.m.

Respectfully Submitted,

Dayna McDermott-Arriola
Recording Secretary