

February 26, 2015

Call to order: The monthly meeting of the Sterling Inland Wetland and Watercourses Commission (IW&WC) was called to order at 7:05 pm by Chairman Roger Gibson. Other member's present-Richard McGarry, Jen Mossner, Kimberly Gunn, Alternate James Hawkins, Jr., and Alternate Dori Cote. Member's absent –Maggie Camplin, Robert McLevy, and Brad Herman.

Alternate J. Hawkins was seated for R.McLevy and Alternate D. Cote was seated for M. Camplin.

Staff present –Joseph Theroux and Joyce Gustavson.

Also present-Bruce Woodis.

Audience of Citizens: No comment.

Additions to Agenda: None

Approval of Minutes: J. Mossner made a motion, seconded by R. McGarry, to approve the Show Cause Hearing and monthly meeting minutes of 01/22/2015 and the special meeting minutes of 2/12/2015 as written and presented. All voted in favor of the motion.

Correspondence: Copies of the winter 2015 Habitat newsletter were distributed.

Unfinished Business:

a. **Application IW #15-02 by Patricia Desmarais for a Three-Lot Subdivision for 0**

Margaret Henry Road: Bruce Woodis of KWP Associates submitted revised plans dated 2/18/2015 for property located at 0 Margaret Henry Road (Assessor's Map 03276/011/0010). He explained the revisions were minor, primarily because the Planning and Zoning Commission noted that technically this is not a two-lot subdivision as remaining land, but a three-lot subdivision. The application is for the proposed three lot subdivision and construction of two (2) residences with associated driveways, wells, septic systems and site grading. The changes reflect the proposed driveway on Lot 10B, as it was noted at the last meeting, that the proposed driveway was close to the edge of wetlands due to the sightline and they were able to turn it approximately twenty (20) feet away from wetlands. The construction of the driveway will have little to no impact on wetlands.

J. Theroux, Inland Wetland Agent, recommends wetland buffer signs be posted at 50 foot intervals at the edge of the driveway for the length of the yard to prevent future encroachment issues.

R. McGarry made a motion, seconded by J. Hawkins to approve Application #IW15-02 by Patricia Desmarais for 0 Margaret Henry Road (Map 03276/011/0010) for the proposed three (3) lot subdivision and construction of two (2) residences with associated driveways, wells, septic systems and site grading as referenced by plans entitled Subdivision Plan: Patricia Desmarais prepared by KWP Associates, consisting of three (3) sheets dated 1/3/2015 with revisions dated 2/18/2015 and 2/28/2015 with the following modification: The applicant shall post wetland buffer signs at 50 foot intervals along the edge of the proposed driveway on lot #10B, extending the length of the wetland delineation line prior to site clearing. All voted in favor of the motion.

New Business: None

Agents Reports:

1. Violations: J. Theroux gave an update on Richard LaFleche. R. LaFleche called stating that he was having difficulty securing a bond. The following week he called back stating that he was in the process of filling out an application with an insurance company for a site reclamation bond and making sure that is what he needed. His intent was to come back before the Commission and ask for a reduction in the bond, however, he is not here tonight, so the assumption is he is

okay with the stipulation. R. LaFleche stated that he cannot afford \$6,000 but he could afford \$2,000. No work is being done on the site and the cease and desist order is being honored.

2. Other Issues: None

Any other Business: None

Adjournment: J. Mossner made a motion, seconded by D. Cote, to adjourn at 7:34 p.m. All voted in favor of the motion.

Attest: _____
Joyce A. Gustavson, Recording Secretary

Attest: _____
Richard McGarry, Secretary