

November 20, 2014

Call to Order: The monthly meeting of the Sterling Inland Wetland and Watercourses Commission (IW&WC) was called to order at 7:08 p.m. by Rich McGarry, Secretary. Other members' present-Robert McLevy, Brad Herman, Kimberly Gunn, and Alternate James Hawkins, Jr. Members' absent-Roger Gibson, Jen Mossner, Maggie Camplin, and Alternate Dori Cote.

Alternate J. Hawkins was seated for M. Camplin.

Staff present-Joe Theroux and Joyce Gustavson.

Also present-Patricia Desmarais and Courtney Capletto.

Audience of Citizens: No comment.

Additions to Agenda: None

Approval of Minutes: K. Gunn made a motion, seconded by J. Hawkins to approve the 10/23/2014 monthly meeting minutes as written and presented. All voted in favor of the motion.

Correspondence: None

Unfinished Business:

a. **Application by Patricia Desmarais for 0 Margaret Henry Road:** The applicant showed the Commission the A-2 survey prepared by KWP Associates years ago. J. Theroux pointed out where the house will be built. The property is 83.49 acres and consists mostly of wetlands. R. McLevy stated that the site plan does not show reference as to where the house will be built and that the applicant will need to have the site plan revised as a condition of approval showing how many feet from the corner of the driveway to the lot line.

J. Theroux explained to the Commission that they would be issuing a wetlands permit for an activity that is deemed regulated. There is a 100 foot upland review area from wetlands; the reason for the upland review area is basically that it is a benchmark, a measuring mark that allows the Commission to determine whether any given activity is significant and could impact wetlands or is insignificant and therefore permitted. This application is for a proposed activity within 50 feet of the wetlands. The question is to determine if this proposed activity has the ability to significantly impact these wetlands. Wetland buffer signs would need to be permanently posted. J. Theroux also stated that he did not think there was anywhere on the 83 acres where the applicant could put a house without it being within 100 feet of wetlands and he sees little to no impact of wetlands on this site as a result of the proposed house, driveway, well, septic and associated site grading due to the proposed E&S measures and the flat topography.

There was also discussion concerning the feasibility of other potential building sites on the remainder of the property that might or might not impact wetlands to a lesser or greater degree. J. Hawkins made a motion, seconded by K. Gunn to approve Application #IW 14-03 by Patricia Desmarais for 0 Margaret Henry Road (Map 03276/011/0010) for the construction of a single family residence, septic system, well and driveway as referenced by plans entitled Subsurface Sewage Disposal System prepared for Patricia Desmarais by Charles Panteleakos, P.E. consisting of one (1) sheet dated September 2014 with the following four (4) modifications: 1) Final plans shall include the exact house dimension and location with reference to wetlands and

property boundaries, 2) The applicant shall post wetland buffer signs on the 50 foot upland review area 25 feet apart as shown on the plan, 3) Any future expansion of the footprint of the house would have to be to the south; and 4) Final plans shall reference the KWP Associates drawing, dated 4/25/2008, Project Number 92110 and shall reference a benchmark to locate the approved site features. All voted in favor of the motion.

New Business: None

Agents Reports:

1. Violations: None
2. Other Issues: None

Any Other Business: None

Adjournment: R. McLevy made a motion, seconded by B. Herman to adjourn at 7:55 p.m. All voted in favor of the motion.

Attest: _____

Joyce A. Gustavson, Secretary

Attest: _____

Richard McGarry, Secreatry