

AGENDA
Inland Wetland Agency
Special Meeting
Tuesday, January 20, 2009
Council Chambers, Audrey Beck Building

Call to Order: 7:00 PM

7:00 p.m. Public Hearing

W1420 - White Oak Condominiums - Mansfield City & White Oak Rds.

Consideration of Action

W1420 - White Oak Condominiums - Mansfield City & White Oak Rds.

W1417 - Popeliski - Bassetts Bridge & S.Bedlam Rd - 3 Lot subdivision

Adjournment:

THIS IS A SPECIAL MEETING. NO OTHER BUSINESS WILL BE CONDUCTED.

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Memorandum:

December 29, 2008

To: Inland Wetland Agency
From: Grant Meitzler, Inland Wetland Agent
Re: W1420 - White Oak Condominiums - Mansfield City & White Oak Rds

plan reference: map date 12/01/2006 revised through 11/12/2008

This application is for installation of a sewer collection system and appurtenant utilities for the central septic system replacement that will serve this project.

The wetlands/watercourse areas here are two areas tributary to the large Boggy Meadow located northeast of Mansfield City Rd to the west of this site. This is located a large distance away from proposed work. Similarly, the leaching field proposed is more than 150' from wetlands.

The two wetlands on the site are typical sloping maple/shrub swamps. Each drains a large area located uphill on the opposite sides of both White oak Road and Mansfield City Rd.

The collection system has been designed with two separate pump stations in order to avoid crossing a wetland/watercourse located across the downhill edges of the property. Each building is to be provided with a septic tank for preliminary treatment before the tank outflow runs to each of the two separate sewage pumping stations. All of the piping catching flow from each building runs through the back yards of the buildings in present lawn areas, with separation distances from the wetlands being as follows:

Separating Distances
from adjacent wetlands

Mansfield City Rd, buildings 10 through 16:

#10	60'
11	130'
12	100'
13	70'
14	20' *
15	10' *
16	10' *

* each of these areas is mowed lawn

Poplar Drive, SW side, nearest MansfCity R:

#2	85'
4	120'
6	120'
8	55'

Poplar Drive, NE side, farthest from MansfCity R:

#1	125'
3	100'
5	100'
7	70'
9	40'

Poplar Drive pump station: .. 38'
Mansfield City R pump station: 60'

The force main along White Oak R runs in the filled shoulder areas with wetlands located on both sides of the road. The first significant location is 400' in from Mansfield City Rd where there is a street drain running from one side to the other. At this point the force main will be installed below the flow line of the pipe outfall, and will be placed across about 10' of wetlands. This is the only work to be directly in wetlands. The pipe is in the filled shoulder area and both sides of the wetland are street fill. I think it advisable to place stone for erosion protection at the top of the excavation.

The second location is approximately 850 feet in from Mansfield City Rd. At this location the force main runs to the side of White Oak Rd away from the condominiums to maintain required separation distance from one of the wells providing water to the site.

Work that is within the 150 foot regulated areas adjacent to wetlands includes almost all the collection system. However, the leaching field is outside the 150' regulated areas. There is only one location where work will take place within wetlands. That location is at the outlet of the first street drain across White Oak Drive. This involves crossing a seasonal brook for a distance of about 10 feet at a location in the already filled shoulder of the road.

Silt fencing has been indicated along the full length of work downhill of the route of construction.

This work is not within the watershed area of the Windham Waterworks.

Summary Comments:

I think it advisable to place stone for erosion protection at the top of the excavation located in wetlands approximately 400 feet in from Mansfield City Rd.

This project will eliminate the use of filled septic system repairs that have been placed in fill near (or possibly in) wetlands. With this in mind, I think the project represents both an improvement for this development and for the adjacent wetlands.

Memorandum:

January 15, 2009

To: Inland Wetland Agency

From: Grant Meitzler, Inland Wetland Agent

Re: W1417 - Popelesky Estate - 3 Lot subdivision, Bassetts Bridge Rd
and South Bedlam Rd.

plan reference: bearing latest revision date 1.05.2009

Action on this application was postponed for receipt of the final plan revisions required in zoning. This January 5, 2009 revision is that final plan with the following changes:

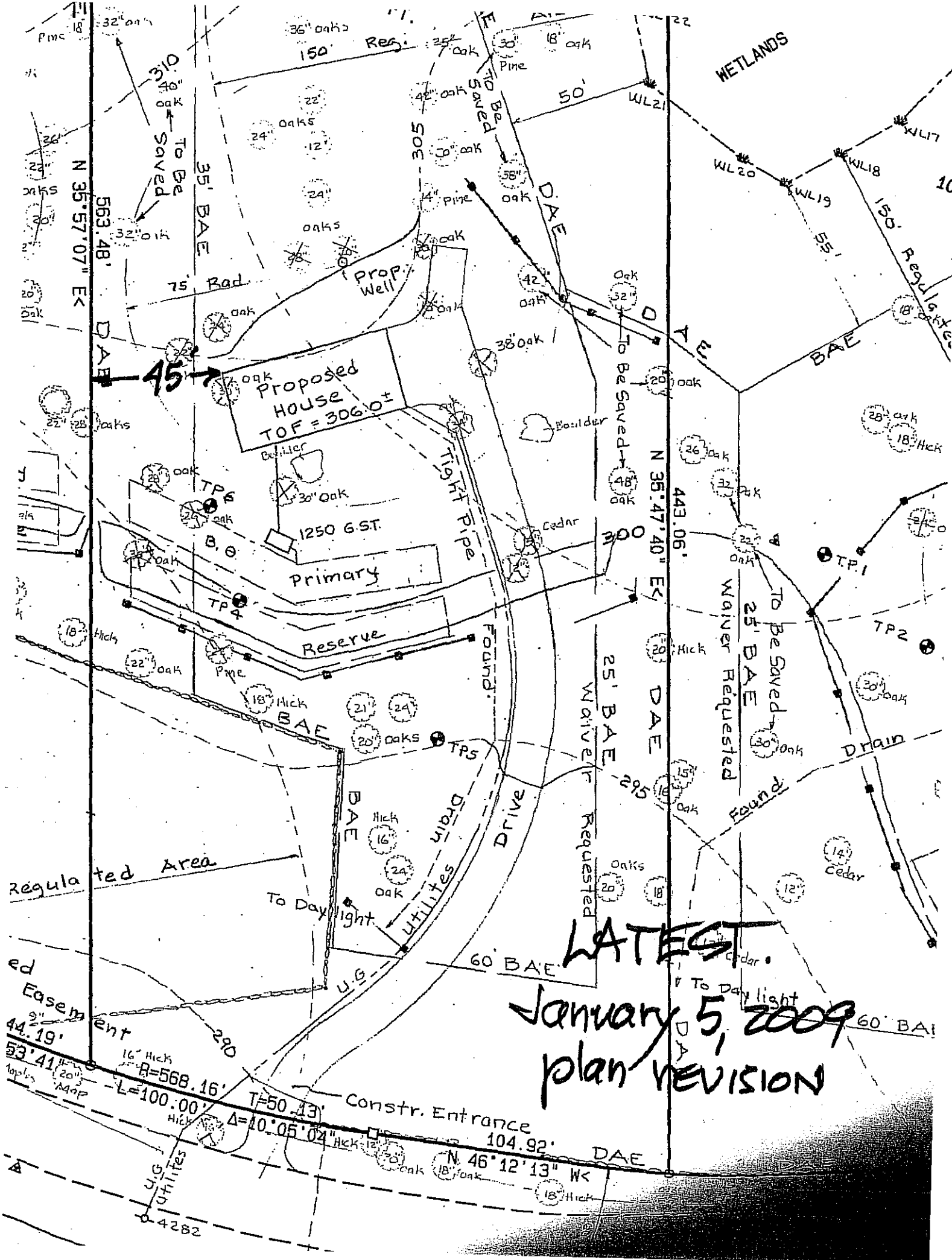
1. the house on Lot 2 has been shifted 29 feet closer to the property line with Lot 3. It has also been moved a few feet to the rear.
2. the driveway turnaround has been changed to enter the garage at the end of the house instead of entering the garage straight in at the right front of the house.

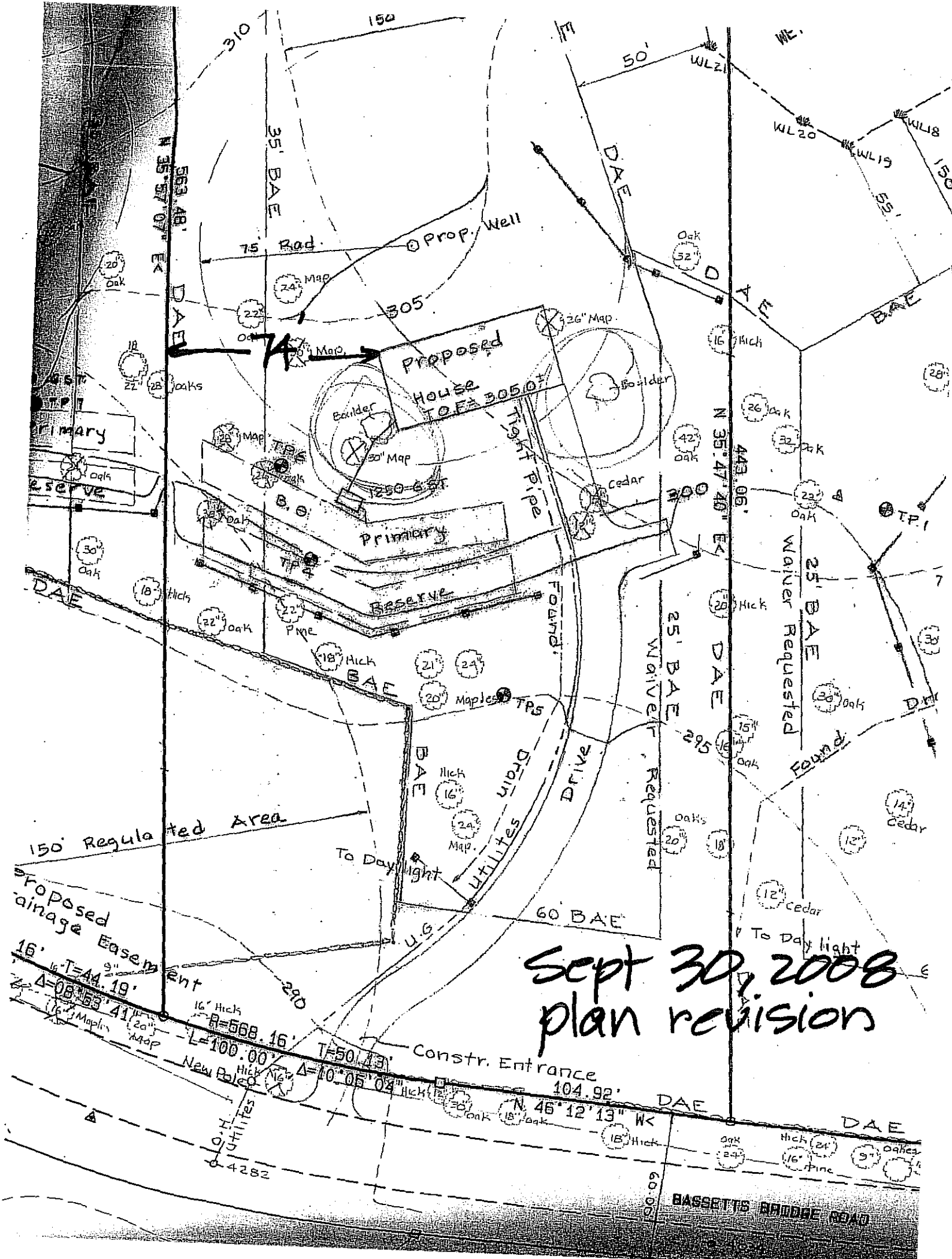
I did not find any other changes on the plan - Lots 1 and 3 remain as before.

These are very minor changes and should not affect wetlands impact.

The former draft motion has been included in the agenda packet with the plan revision date changed to January 5, 2009. Mandatory action date: 2.13.2009.

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Sept 30, 2008
 plan revision

BASSETTS BRIDGE ROAD