

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. BUSINESS MEETINGS

III-A. PUBLIC COMMUNICATIONS and requests to address the Commission with non-agenda items:

III-B. OLD BUSINESS

III-C. NEW BUSINESS

1. PERMITTED-USE APPLICATION #12-18, SHELTON RESERVOIR #3 (HOPE LAKE) – NELLS ROCK ROAD. Eagle Scout project for foot-bridge. Request to waive fee.

2. PERMIT-APPLICATION #12-17, RIVER'S EDGE – 550 RIVER ROAD. Application for 36-unit condominium development involving regulated activities of road construction and building construction within regulated area and/or upland review area of Ivy Brook, and Butternut Hollow Brook. Floating walkway within regulated area and recreation work within upland review area of Housatonic River. Request to waive fees.

III-D. COORDINATOR REPORT

1. BUFFER-APPLICATION #12-16, TICE PROPERTY - 42 BIRCHBANK ROAD. Agent review for deck construction within upland review area.

VI. MINUTES

1. July 12, 2012 Regular Meeting

V. ADJOURNMENT



*CITY OF SHELTON
INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
Thursday, August 9, 2012
7:00 P.M., Room 302*

Chairman Zahornasky called the Regular Meeting of the Inland Wetlands Commission to order at 7:00 P.M.

I. PLEDGE OF ALLEGIANCE

All in attendance recited the Pledge of Allegiance.

II. ROLL CALL: Celeste Beattie, Commissioner
Robert Dunford, Commissioner
Jack Goncalves, Commissioner
Gary Zahornasky, Chairman

Absent: Neil Hayes, Commissioner
Ken Nappi, Commissioner
Charlie Wilson, Vice-Chairman

Also Present: John Cook, WCEO
Sophia Belade, Clerk

III. BUSINESS MEETINGS

III-A. PUBLIC COMMUNICATIONS and requests to address the Commission with non-agenda items:

There was no public communication received.

III-B. OLD BUSINESS

There was no Old Business for discussion.

III-C. NEW BUSINESS

1. PERMITTED-USE APPLICATION #12-18, SHELTON RESERVOIR #3 (HOPE LAKE) – NELLS ROCK ROAD. Eagle Scout project for foot-bridge. Request to waive fee.

Bill Dyer
Chairman Trails Committee

Introducing Gabe Brown who is seeking his Eagle Scout Badge.

Gabriel Brown

Hello, I'm from Troop 55 in Shelton, CT and I would like to propose my project to Wetlands. My project is building a 50' bridge along Hope Lake, about 100' into the trail and it's where these logs are piled up. We were actually there while people were fishing and as the two people were walking across the make-shift bridge we caught one of them falling off the bridge. So it's going to replace these tree branches that are in the water reaching the island and it's at Knells Rock Hope Lake.

Chairman Zahornasky stated that I looked over the packet that you submitted and it's a good project.

Gabriel Brown continued I have some photos with all the dimensions as well as what the bridge will look like.

Commissioner Beattie asked when will you start. Mr. Brown responded as soon as I can. I will start building funds in September so I'd like to start building it in September.

Photos & Dimensions on Bridge:

12-187

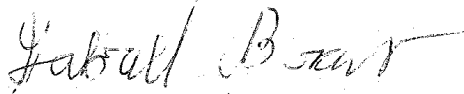
To the Shelton Wetlands Commission:

My name is Gabriel Brown and I am a Life Scout with troop 55 in Shelton CT. The attached pages outline my request for approval to build a wooden bridge at Hope Lake. This project will fulfill my last requirement to obtain the Eagle rank in Boy Scouts of America.

In addition per 18.14c Waivers (see attached), I am requesting that the fee be waived for this request.

Thank you for considering my application.

Sincerely



Gabriel Brown



18.14 WAIVERS The applicant may petition the Agency to Waive, reduce or allow delayed payment of the fee required by Section 18 of these regulations. Such petitions shall be in writing and shall state fully the facts and circumstances the Agency should consider in its determination under this section. The Agency may waive all or part of the application fee if the Agency determines that:

18.14a The activity applied for would clearly result in substantial public benefit to the environment or to the public health and safety and the applicant would reasonably be deterred from initiating the activity solely or primarily as a result of the amount of the application fee, or

18.14b The amount of the application fee is clearly excessive in relation to the cost to the City for reviewing and processing the application.

18.14c The applicant is a municipal, state or federal agency or for any organization existing exclusively for scientific, educational, literary, historical or other charitable purpose.

The Agency shall state upon its record the bases for all actions under this subsection.

**STATION INLAND WETLANDS COMMISSION
APPLICATION FOR PERMIT**

REF. # 12-18
CLOCK START: _____
FEES: _____
PAID: _____

for office use only

PLEASE TYPE OR PRINT NEATLY
===ATTACH EXTRA SHEETS IF NOT ENOUGH SPACE===

1. APPLICATION NAME: Gabe Brown Bridge Project

2a. APPLICANT: Gabriel Brown

CONTACT NAME: (if applicant is a company) NA

ADDRESS: 87 Blueberry Lane

TEL: 703-225-0444 FAX: _____ CELL: 703-814-6134 EMAIL: Gabe.Brown@ced.com

APPLICANT SIGNATURE & DATE: [Signature] 7/30/12

2b. RECORD OWNER: City of Shelton

CONTACT NAME: (if owner is a company) Tom Harkness

ADDRESS: 59 Mill Street

TEL: _____ FAX: _____ CELL: 208-627-4622 EMAIL: _____

OWNER SIGNATURE & DATE: [Signature] Thomas Harkness Conservation Commission 2012/Aug/1

2c. AGENT NAME: _____

CONTACT NAME: (if agent is a company) NA

ADDRESS: _____

TEL: _____ FAX: _____ CELL: _____ EMAIL: _____

AGENT SIGNATURE & DATE: _____

3. PARCEL INFORMATION

3a. STREET NUMBER & STREET NAME: NP 115 River (Shelton Reservoir #3)

3b. AREA (acres): 74 3c. TAX MAP/LOT #: 103-1 3d. ZONE CLASS #: R-2

4. REGULATED AREA & ACTIVITY QUESTIONS (Provide table with totals if multiple areas are involved)

4a. AREA OF WETLANDS/WATERCOURSES ON PROPERTY: Waiver by JC (in acres)

4b. AREA OF WETLANDS/WATERCOURSES ALTERED: 0.578 (in acres)

4c. AREA OF DISTURBANCE WITHIN BUFFER/UPLAND: negative (in acres)

4d. AREA RESTORED, ENHANCED OR CREATED: 0 (in acres)

4e. NUMBER OF STORMWATER DISCHARGE POINTS: _____

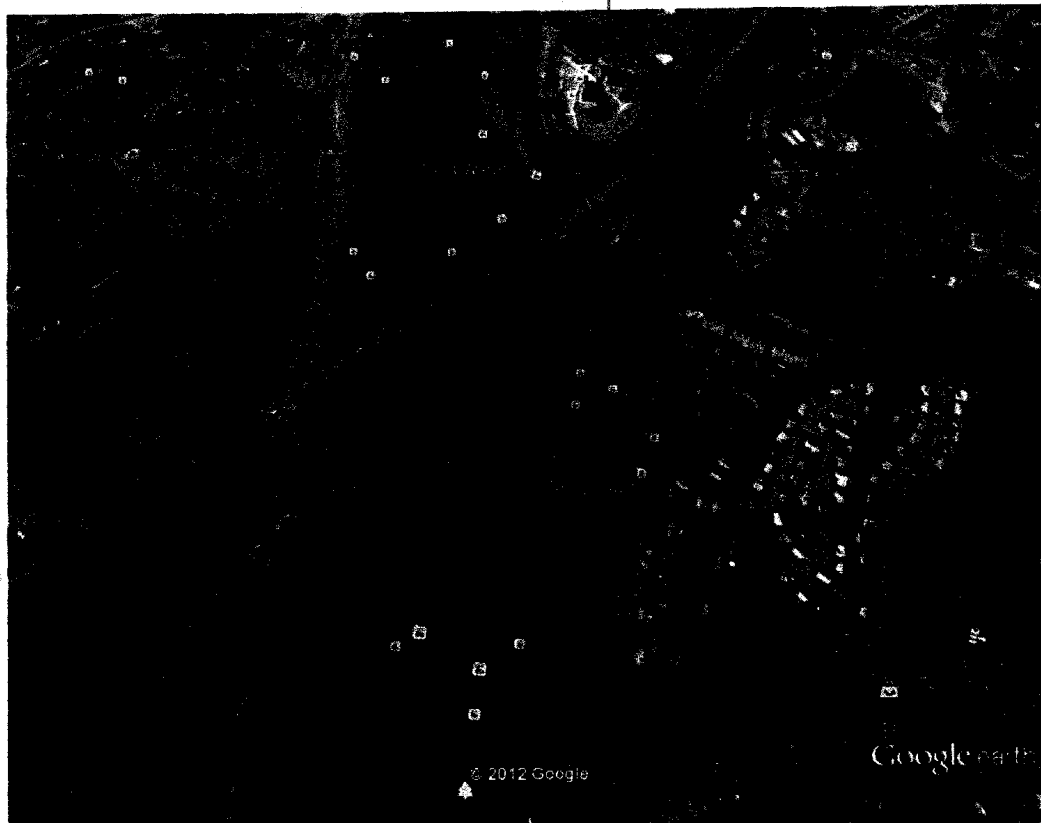
5. Located in public water supply watershed? N (Y or N) If Y; file copy of application with water company.

6. DESCRIBE REGULATED ACTIVITIES: (Attach additional sheets as needed)

Construct a wooden bridge in regulated Areas for recreational purposes, see attached sheets

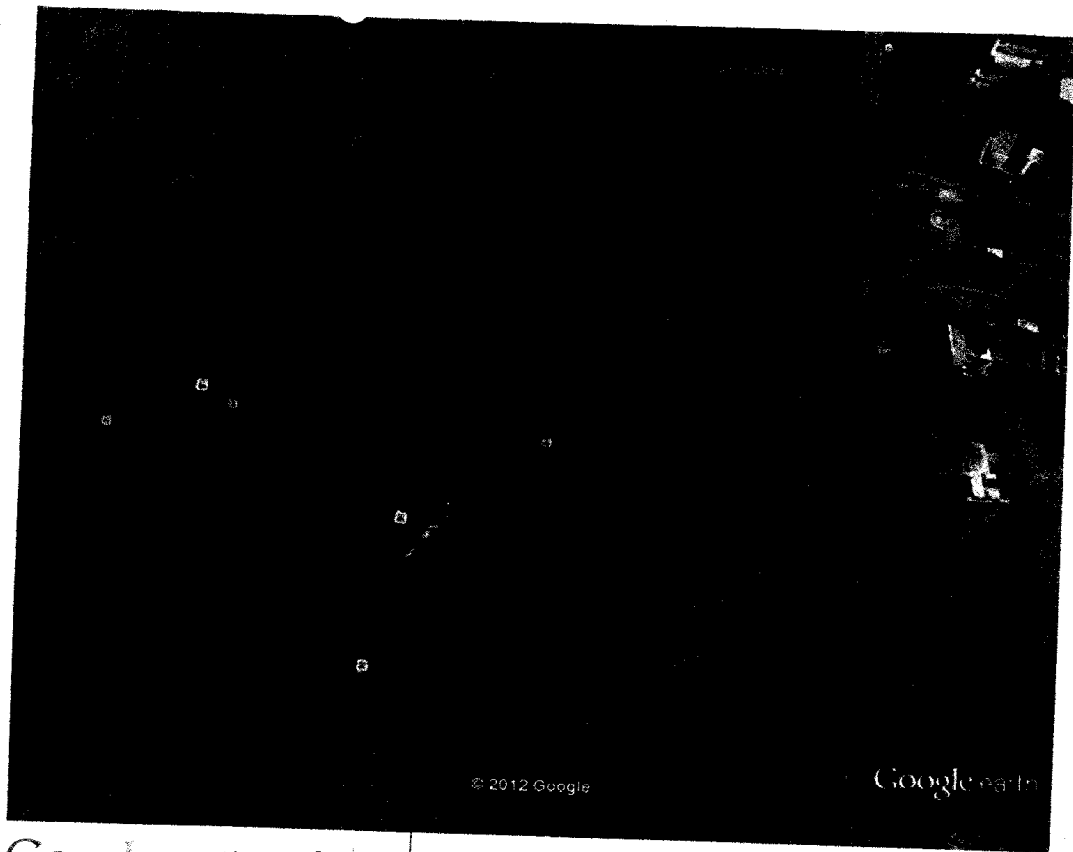
OFFICE ONLY CIRCLE TYPE:

Rev. 2/04 [APPLICATION TYPES: PERMIT-P, BUFFER-B, CONCEPT-C, PERMITTED USE-M, REVISION-R, EXTENSION-E]

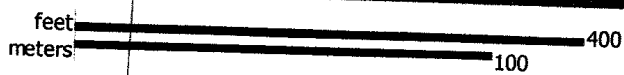


Google earth





Google earth



Bridge
Location

1 50 foot A versatile and scorable bridge design for spans up to 50 f Bridge plans, foo... Page 2 of 2

Frank,
I included a few pictures from the 50' bridge that I am almost finished with.
When we wre completely finished, I'll load you up with them!
Thanks again for all your help!!
Keith, GA



The design and construction techniques presented on this page are protected from patents by prior art & copyright and I reserve all rights regarding this design. Feel free to utilize this information for personal use but applications involving the exchange of money, require my approval. If you'd like to build bridges for profit, I'd be happy to help you. :-) *Frank Petersohn*

| [Deutsche Volkslieder](#) | [Folksongs](#) | [Hymns](#) | [Genealogy](#) | [Pacific Holiday](#) | [SONG PAGE](#) | [SongSearch](#) | [Forum](#) |

John Cook WECO REPORT:



City of Shelton
Office of Inland Wetlands Commission
54 Hill Street
Shelton, CT 06484-3267

John R. Cook
Wetland Coordinator
203-924-1555 ext. 23
Fax: 203-924-6980
jcook@cityofshelton.org

WCEO REPORT August 9, 2012

STATUS:

1. New application for permitted use
2. 65-day clock to decide action or schedule public hearing expires October 13, 2012
3. Request to waive application fees

PLANS: See Scout packet

COMMENTS: Regarding the request for fee waiver the candidate submitted a copy of the pertinent section of the regulations under section 18.14c this request clearly seems to fall within the parameters for consideration even though it is a larger foot-bridge construction than what the Commission considered several months ago.

A copy of aerial image with a different angle that shows the island and Nells Rock Road/Oak Valley Road intersection is attached for reference.

12-18

NELLS ROCK ROAD
OAK VALLEY KENO
INTERSECTION



foot-bridge
location

Commissioner Goncalves motioned to approve PERMITTED-USE APPLICATION #12-18. SHELTON RESERVOIR #3 (HOPE LAKE) – NELLS ROCK ROAD. Eagle Scout project for foot-bridge. Commissioner Beattie seconded the motion.

A voice vote was taken; motion passed unanimously.

Commissioner Beattie motioned to waive the fee for PERMITTED-USE APPLICATION #12-18. SHELTON RESERVOIR #3 (HOPE LAKE) – NELLS ROCK ROAD. Eagle Scout project for foot-bridge. Commissioner Goncalves seconded the motion.

A voice vote was taken; motion passed unanimously.

2. PERMIT-APPLICATION #12-17, RIVER'S EDGE – 550 RIVER ROAD. Application for 36-unit condominium development involving regulated activities of road construction and building construction within regulated area and/or upland review area of Ivy Brook, and Butternut Hollow Brook. Floating walkway within regulated area and recreation work within upland review area of Housatonic River. Request to waive fees.

Peter Hughes
Planner-Wetland Agent

With me tonight is Alan Temkin one of the principals of the project and Mark Lampert will be here shortly. This is existing conditions, 10.3 acre, 550 River Road, this is the cemetery, the back of the lake, Constitution Boulevard, and Rocky Rest here and the sewer pump station resides there, Ivy Brook and Butternut Hollow Brook and Housatonic River.

We're here before the Commission for a 36-unit condominium project, made up of duplex and tri-plex units. This is the site layout sheet with the regulated activity highlighted. The darker colors are the hard surfaces, the dotted areas are the grading areas, the total area shown here is just over 4500 square feet of regulated activity. There is no direct wetland impact on any of the site with the exception of where we need to do some stream restoration on Ivy Brook. We're proposing a seasonal walkway across to the island. We're proposing a floating breakaway structure so in flood conditions it would be to anchor abutments with a lag chain to break away, so if there was a flood this would break away and the structure would go down and float with the tide of the storm so it doesn't become a disruption. Public access walk coming off the River Road, the existing cemetery driveway is on the property, we're utilizing that as a same pathway and where it runs into the cemetery we would create an 8' wide path and come down for access to the river, we would have a wall here and a split rail fence here.

These are grass pavers in here; this is an emergency access way for the fire department. We'll also have access to Emhart to the cap site. The roadway pavement is pervious pavement, all buildings will go into a filtration system so we'll have a negative post development runoff impact that with utilizing pervious pavement and the infiltration units we don't require any water quality basins with the exception of this one to trap the discharge off of the state highway, there is a pipe that outlets here so we'll carry the pipe down and I'll show that on the grading plan. This is also the outlet in the area that we would be doing upstream stabilization work in case you would like to schedule a walk individually I'm available. You'll see a clump of 3-4 large trees that got blown over at some point in the storms of the past and that are what this little v is right here and this is where we would propose some stream back stabilization.

We put together a conservation plan for the site. We developed three conservation areas, here is the Ivy Brook riparian zone which covers the Ivy Brook, and Butternut Hollow Brook to a confluence here before it exits out to a tidal pond to the Housatonic River. There is a conservation management area here behind the units and above the hall road. We have the Housatonic River riparian preservation area with the tidal ponds and the island and the area below basically the hall road. The differences in the areas are in the Ivy Brook, nothing can be disturbed but we're proposing to allow cutting 2" trees under without permission, with permission any trees 2" or larger will be with Inland Agent and P&Z Agent. Also in this corridor, if there is tree damage as we've had here and it impacts the canopy which was the goal here from discussions we've had, this easement document required replacement of the trees. The idea here is that we're perpetually going to protect the canopy of the Ivy Brook through storm, disease, fever and whatever comes through there.

We will be supplementing plantings in here to create the canopy. The canopy really doesn't exist in thick areas here because of the existing driveway runs down in here; we had some wind damage, so there are open areas of the canopy. What we are protecting is the heart of the canopy in its thickest area down here that is existing. We'll be able to widen that area to exceed the 80' area between 65-80' in the corridor. When you go out

you'll see that this is really the heart of the true canopy that covers the complete brook. We'll be interrupting it with the bridge structure which is a conspand, we're running our walls parallel and they will mark the edge of the delineation of the disturbance so everything inside of these walls remains undisturbed. Again the trees out here along the edge of the brook remain in place.

In the conservation management area here, basically the same, we cleared some trees; they can utilize the floor because it's basically trees and pine needles. We'll put some recreational benches or picnic tables in that area. The Housatonic River is similar to the Ivy Brook with the exception that we do not put the clause in to replace the trees that come down, but we can add that clause. The Housatonic River has the exception for the walkway, the gangway as I said earlier we'd like to put in a recreational area out here which would be some simple picnic table also a bike rack facility for kayaks and bikes so they can be locked up. This will be a light recreational area on the site and that would be the amenity of the site, would be the river. There is no pool, there is no club house. This would be the amenity of the site.

We put together the development area, a conservation management area. Everything in green is protected in perpetuity through documents. Everything in the lighter green would be a managed lawn area by the condominium association. So this will be unified management. We will develop going through this process with the staff, we will develop a guideline for the management area in more detail. We're just getting to that point right now. So we'll protect roughly 5.3 acres of the 10.3 acres with easement areas. All the auxiliary parking is grass paving and we are using the paving that you see at Westfarms Mall, not using the concrete grids that you see at Crescent Village. This is going to look like grass. They will be outlined with some type of landscape feature to delineate the perimeter of it but that will part of the management grass area.

This is the grading plan, and here's 110 coming in through the corridor. We are holding 15' in back of the units, outside 15' is in the conservation area. This wall will double as the retaining wall and a planting wall, there will be plantings here. John asked us to do tag the trees that are 15" or larger, they're tagged out there if you care to see them. There is a tree here, and here there are some that are impacting the road, but everything else will stay. We are going to grade the top of the hill down to an elevation, take that material and raise this portion; the buildings will be at the new grade level with walk out conditions except for these buildings up here which will drive under the 5 on the hill. The units will have decks that protrude off the second floor, there will be no vertical supports coming through the ground. They'll be canter-levered decks. This is the water quality basin. We're going to pick up the state's drainage put it through a catch basin system, treat it and exit into Ivy Brook. This is the area that we envisioned the stream stabilization area, so we can incorporate that into the design to make sure that there is no erosive condition created by construction. We are putting in 3 catch basins; everything else is draining except what is on the state highway.

This dark line here is elevation 16, that's the 100 year flood plain. The only activity we have in the flood plain little areas on each side of the bridge crossings for the abutments and we can compensate for that if need be. There is no direct, this is a conspand bridge similar of what was done on Murphy Road, the abutments will be outside the stream bank, the bridge is a concrete structure with 5-6 pieces for an arch; so all construction is outside the stream corridor. We have an erosion control plan. It's all a sand and gravel site. We've dug 13 test holes and we dug them 13' deep and this is just sand and 4"- gravel. Everything here will infiltrate as it does today. We're using grinder pumps. The site utilities will come through the emergency access way, the water, the gas and the sewer. We'll run a sewer line here so there is no disturbance in the stream bank or the stream corridor for the utilities.

There is no direct wetland impact except for the stream restoration; there is about 47,000' of regulated activity. There is a ration of 5 to 1 preservation to regulated activity area, some of the regulated activity area will become preservation area in the area of the water quality basin area, the existing driveway we will be planting trees, and we will submit that plan to you shortly. So we are going to supplement the existing corridor today to try and create that canopy cover that pretty much is open in this area to meet the intent of the conservation document of which we had a discussion with staff.

Mr. Cook stated that before I go into my report, you mention in some of your presentation you refer to this site as a 10.3 acre, the application and I believe presently it's a 9.3 acre parcel. Mr. Hughes responded it's a Phase 1 and 2. Mr. Cook continued, 2nd, you mention the seasonal walkway and I looked at that as well and I know that was added on sometime previous of the schematics that I saw, but yet it's hard to envision where the storage of the seasonal walkway would be. If that is going to be implemented as some sort of storage area and how big of storage area it would be. 3rd and I'll get more into this with my comments, you mention the canopy and presently I believe the precarrion corridor is more than just a canopy and I think a lot of the material that I will be handing out tonight hopefully will clarify that for the members here. I did see the number of trees that were plotted and I thank you, when I was solicited for input at the last meeting, I believe I referred to a 12" specification rather than an 18", whether or not that is going to be a critical item I don't know. Mr. Hughes responded when the surveyor went out there the 12" were too numerous. There are numerous 12" trees out there. Mr. Cook continued, did I misunderstand at our previous discussion you mentioned that the decks were going to cantilevered, you at one time had discussed having decks internal, I just wanted to make sure that was an option previously. Lastly, something to think about, Murphy's Lane is a good example, there was another bridge installation or large box culver installation that took place on Bridgeport Avenue, 7 years and because of the trees are so substantial in some of those locations, some of these of multi-stemmed 40" diameter trees, is to take into account for that type of installation a swing radius, and once the installation started you had a crane, a busy highway. Mr. Hughes responded we're fortunate to having the existing drive so we can come in here and work, we don't have to come at it from one direction. But we will take it into account.

WECO REPORT:



City of Shelton
Office of Inland Wetlands Commission
54 Hill Street
Shelton, CT 06484-3267

John R. Cook
Wetland Coordinator
203-924-1555 ext. 23
Fax: 203-924-6980
j.cook@cityofshelton.org

WCEO REPORT
August 9, 2012

STATUS:

1. New application
2. 65-day clock to decide action or schedule public hearing expires October 13, 2012
3. Request to waive application fees

PLANS: RIVER'S EDGE Cover Sheet	August 1, 2012	Rec'd. Aug. 1, 2012
Existing Conditions Plan EC1	"	"
Site Development & Grading Plan S1	"	"
Site Utility Plan S2	"	"
Site Layout Plan S3	"	"
Conservation Restriction Plan CR1	"	"
Construction Plan C1	"	"
Erosion & Sedimentation Control Plan E1	"	"
Details & Notes D1	"	"
Details & Notes D2	"	"
Regulated Activities Plan dated 8/1/12	August 1, 2012	Rec'd. Aug. 3, 2012
Project Report	"	Rec'd. Aug. 1, 2012
Wetland Functions & Values Assessment	"	Rec'd. Aug. 3, 2012
Drafts Conservation Restrictions: Conservation Management Area, Ivy Brook Riparian Buffer Zone, Housatonic River Riparian Management Area August 1, 2012		

COMMENTS:

Staff commenced review of the submitted documents and attaches the following to supplement the record. As commented on at the concept review attached for reference are a number of articles detailing the concept of riparian buffers and the benefits of these for water quality enhancement and provide to protect the regulated areas ability to function well:

1. North Carolina State: Riparian Buffers: What Are They and How Do They Work
2. Yale University: Riparian Buffer Zones: Functions and Recommended Widths
3. Tennessee Valley Authority: Benefits of Riparian Zones
4. Wikipedia: Riparian Buffer
5. Ohio State University: Understanding the Benefits of Healthy Riparian Areas
6. Georgia State University: The Scientific Justification for Stream Buffers
7. University of Georgia: A Review of the Scientific Literature on Riparian Buffer Width, Extent and Vegetation
8. Pima County Arizona: Riparian Ecosystems
9. Portland Oregon Bureau of Environmental Services: Vegetation Benefits in the Urban Environment
10. Indiana Division of Fish & Wildlife: Riparian Zones
11. Rivers Alliance of Connecticut: The Importance of Streamside Buffers
12. East Haddam Connecticut: Eightmile River Watershed Overlay District
13. Attorney Janet Brooks: Journey to the Legal Horizon
14. Images: Well Maintained Riparian Corridor – Highly Degraded Riparian Corridor

The preparation of the above documentation while substantial was prepared as reference material to substantiate the value of the upland riparian condition with respect to the values and functions to the regulated areas on the subject site. Within the documentation are scientific and well demonstrated recommendations for widths of riparian corridors. The goal was to provide sufficient background to use the charts and distances satisfactorily as possible. It is important to review to the entire article rather than simply take recommended distances. The proposed application while improved somewhat from the concept plan still provides for development intensity the same as the number as shown to staff initially at 36-units approximately two months ago. It involves a zone change. As such the number of units proposed is not based on the original underlying zone which was the technique that was used to show a unit count of 6-dwellings in 2005. It is crafted by individually chosen and composed standards written by the applicant generating 6-times that number. This choice along with the buildings design directly affects the regulated activities proposed and envisioned.

Secondly, to address the request for waiver, under section 18.14, 18.14a, 18.14b 18.14c of the regulations it does not appear that this request meets the criteria and also was not submitted early enough to not require payment of a late fee. The bulk of fees were derived as follows: \$500 since a multi-family, and \$20/unit. The regulations require an application fee computation the same as a permit application. The Commission can choose to act on the request this evening if desired.

The applicant submitted a series of draft conservation easements and the willingness to implement same should be applauded however it would seem descriptive documents are premature as there is no A-2 Survey made part of the record for establishment of metes and bounds and the Inland Wetland Commission nor Conservation Commission, nor Planning & Zoning Commission has weighted in on the type of protection. The type and location of protected areas, with or without public access, has yet to be determined. The consistent action since the 1980's on the part of the respective agencies upstream on the Ivy Brook and Butternut Hollow watersheds have implemented deeded open space as the predominate technique as identified during the Concept Application review. The Conservation Agent and Shelton GIS Specialist were solicited to provide some insight into the average width of this component.

In previous discussion with the applicants and agents it was stated that at least in part the new entrance was due to inadequate sight distance per Conn DOT specifications from the existing entry point to the property. Yet the proposed development plan specifies the creation of sight distance by clearing vegetation for the new entry. Can a similar effort be accomplished at the existing entry? The use of two entry points could lead to eliminating the bridge crossing. The sight line question should be verified factually as on Bridgeport Avenue several years back counsel for an applicant stated "This is where Conn DOT wants the crossing" That statement was not quite the entire story. It was later established Conn DOT did not want the second egress but if the town were to approve another one DOT did have a preferred location. An attached aerial image shows the gradual curvature of the River Road alignment to further discussion. Alternately, evaluate the microburst blow-down location. A crossing here would eliminate loss, direct and subsequent adjacent very large specimen trees (24"-40"dbh oaks). A crossing here also ties a new crossing into the existing access drive disturbed area.

Using the same aerial imagery to raise another question and point:

1. Is there an opportunity, benefit or desire to align the public access way to the South? The present location is up a steep grade across the cemetery line and down a steep grade over apparent unstable soils? Refer to email memo from Conservation agent attached to packet. It is also closer to the existing open space known as South Bank. See attached GIS sketch.
2. The other point refers back to the lack of A-2 and topographic survey in that the imagery appears to show a barrier island much more extensive than the development plans show.

The record for the subject property has extensive history, for reference and inclusion for discussion as the proceedings continue on this application and for reference to applications alluded to regarding the riparian and adjacent open spaces are the following notations:

1. #84-249 Emhart Corporation
2. #86-11 Emhart Corporation
3. #04-39 Emhart Corporation
4. #04-53, Housatonic Way LLC
5. #11-11, Emhart Corporation
6. #12-15, Country Club of CT

7. #83-238, Sylvan Estates Subdivision
8. #85-286, Shelton Heights Joint Venture
9. #86-22, Shelton Heights Joint Venture
10. #87-30, Shelton Heights Joint Venture Sec. 2
11. #87-55, Shelton Heights Joint Venture Detention Pond
12. #89-40 Shelton Heights Joint Venture Sec. 3
13. #01-45, Four Winds

Attached for reference:

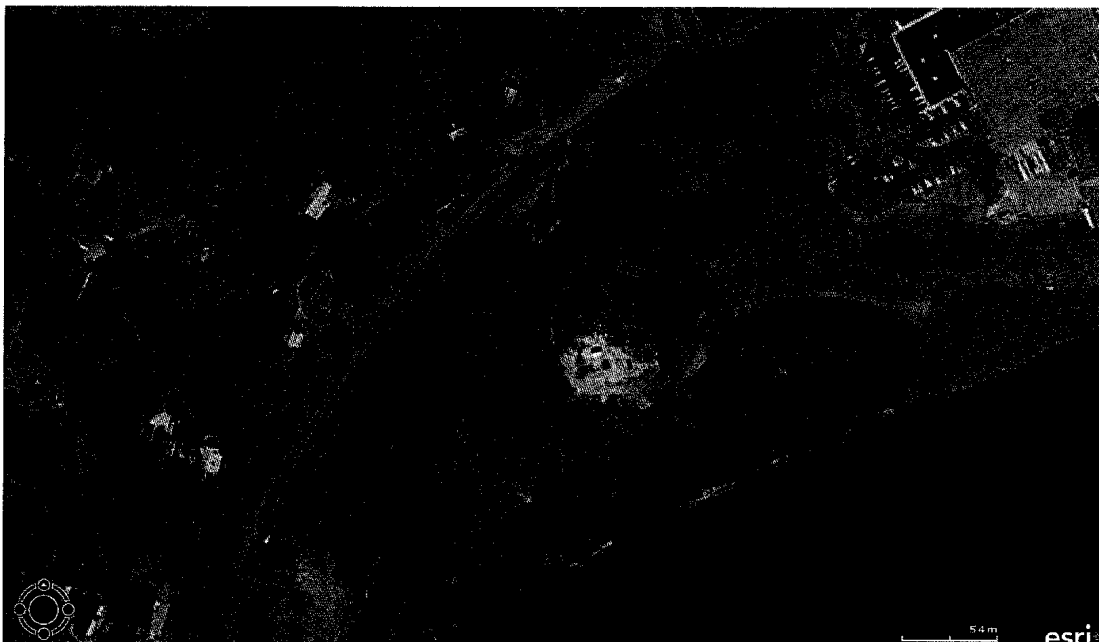
- a. WCEO Report July 12, 2012
- b. ESRI GIS Aerial Image
- c. Conservation Agent Email 7.18.2012
- d. Valley Council of Governments GIS sketch map
- e. Photocopy of highlighted areas

SUMMARY:

Review is ongoing and final recommendations are withheld until the review is complete along with the presentations the applicant provides. Suffice to say this particular proposal is one type of many options available and would be successful for the parcel. That said all encroachments, regulated activities; zoning standards are established by the applicant based on a particular marketing plan and reluctance to modify that plan presently leads the proposal falling short with respect to the consolidation, elimination or shifting of buildings to improve not only compliance but fulfill the Commission's consistent past practice actions on the riparian systems of Ivy Brook and Butternut Hollow Brook. This concern was expressed via the July Report and within this report. The Commission may ultimately approve the application with certain regulated activities eliminated or modified. A sketch is attached showing several areas of concern.

Lastly, several questions and comments to further stimulate discussion and evaluation:

1. To follow up with the egress issue, did the applicant consider and/or contact Coram Cemetery Association to investigate whether the establishment of a new drive to the cemetery would allow for the elimination of the existing ROW? Logistically a task and may involve some working with Latex Foam owners but it may allow for a full width entrance. Again, a technique such as this may provide for the elimination and of bridge construction reducing regulated activity and maintaining a better riparian system.
2. Can the applicant investigate or comment on the elimination of the existing fence line between the Emhart Parcel tidal pond and subject parcel as it appears the chain link fence presently installed hinders the proper benefit of tidal flow to the tidal pond. At a preliminary field check there was an obvious visual difference of aquatic weed and water clarity at this point.
3. Would like to complement the applicant's agent for the preparation of the clarity of the regulated activities plan. Often times the details of the regulated activities are obscured with so much data.



Page 1 of 1

John Cook

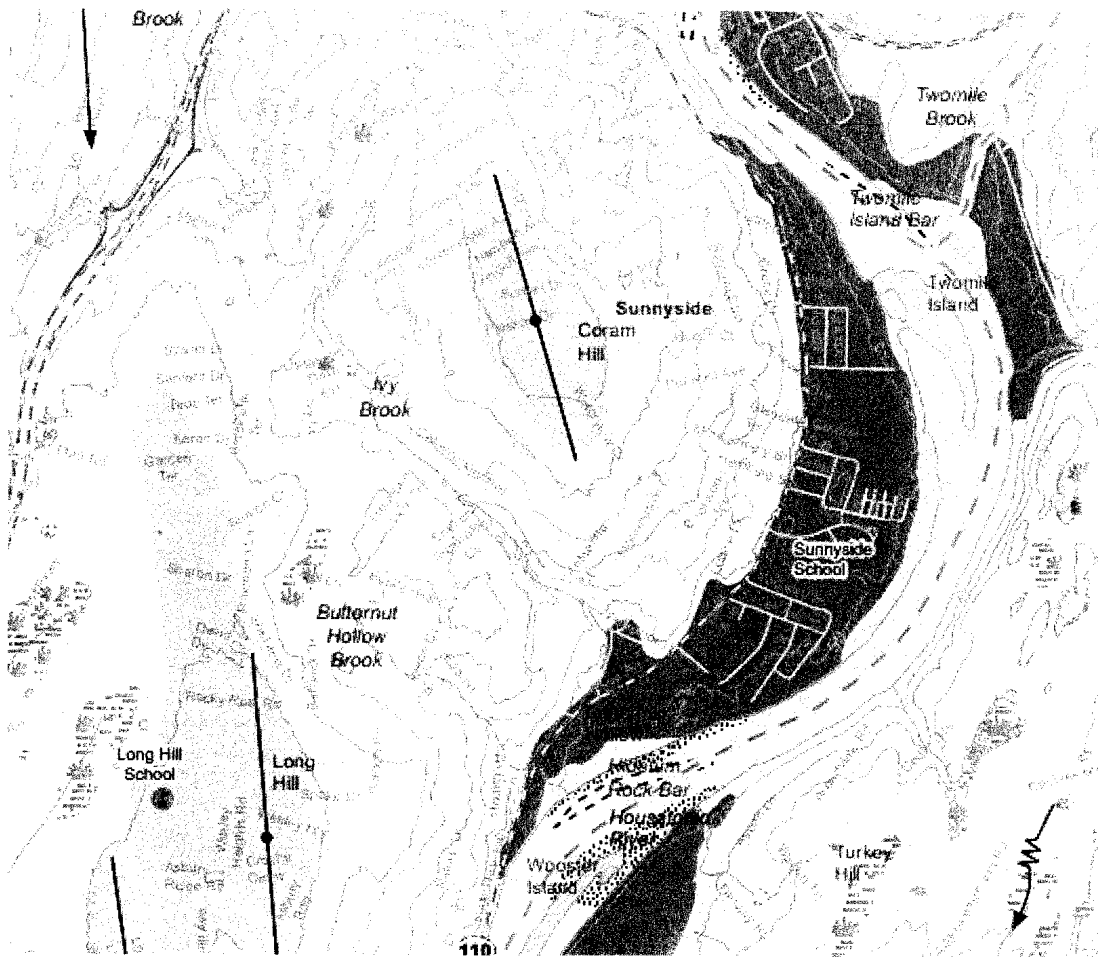
From: Teresa Gallagher [conservation@cityofshelton.org]
Sent: Wednesday, July 18, 2012 1:56 PM
To: j.cook@cityofshelton.org
Subject: 550 River Road
Attachments: quaternary geology map.jpg; Quaternary geology map key.jpg

Hi John,

Conservation has not reviewed the preliminary plans for the proposed development at 550 River Road, but I just wanted to point out the atypical sediments that exist there. A map & key is attached. These sandy sediments along the river are completely different than other parts of Shelton because they were deposited by "major sediment-dammed glacial ponds" (rather than glacial till) and simply cannot hold a steep slope. These look to be the same type of sediments that were the root cause of the "mud slide" a few years ago, the slope failure at Housatonic Rise, and the wacky road heading over the Birchbank (the part past Indian Well where the road is up above the river). That road is going to collapse one of these days, all the signs are there. It's like trying to build something on a big sand dune. Grading should be kept to a minimum and well-built walls constructed in lieu of steep slopes. Erosion is highly likely and any such sediment will most probably end up in watercourses and wetlands.

Teresa Gallagher
Conservation Agent
City of Shelton
54 Hill Street, Shelton, CT
(203) 924-1555 x315
conservation@cityofshelton.org
www.sheltonconservation.org

8/2/2012



cteco.uconn.edu/map_catalog Connecticut Quaternary Geo...

cteco.uconn.edu/map_catalog/maps/quaternary/Quaternary_Geology_Ansoria.pdf

Google Shelton Trails & Conse... My Account Blogger: Dashboard Gmail - Inbox (4) - she... Docs My groups Other bookmarks

QUATERNARY GEOLOGY

LIST OF MAP UNITS

<p>POSTGLACIAL DEPOSITS - late Holocene, late Wisconsinan</p> <ul style="list-style-type: none"> Artificial Fill Coastal Beach and Dune Deposits Tidal Marsh Deposits Floodplain Alluvium Swamp Deposits Talus <p>EARLY POSTGLACIAL DEPOSITS - early Holocene, late Wisconsinan</p> <ul style="list-style-type: none"> Stream Terrace Deposits Inland Dune Deposits <p>Explanation of Map Symbols</p> <ul style="list-style-type: none"> Area of glacioluvial deposits grading to glacial lake Area of lake-bottom sediments Drainage Divide - Boundary between major geologic basins. Drainage Divide - Boundary within major geologic basin dividing it into north-draining and south-draining regions 	<p>GLACIAL MELTWATER DEPOSITS - late Wisconsinan</p> <ul style="list-style-type: none"> Undifferentiated Meltwater Deposits Deposits of Major Ice-Dammed Lakes Deposits of Major Sediment-Dammed Lakes Deposits of Related Series of Major Ice-Dammed Ponds Deposits of Related Series of Major Sediment-Dammed Ponds Deposits of Proximal Meltwater Streams Deposits of Distal Meltwater Streams <p>GLACIAL ICE-LAID DEPOSITS - late Wisconsinan, Illinoian</p> <ul style="list-style-type: none"> Thin Till Deposits Thick Till Deposits End Moraine Deposits <p>Elevation Contours</p> <ul style="list-style-type: none"> 100 Ft. Interval 50 Ft. Interval 	<p>Explanation of Map Symbols</p> <ul style="list-style-type: none"> Ice Margin Position Inferred Ice Margin Position Esker Glacial Striation or Groove Drumlin Axis and Center Meltwater Channel Glacial Lake Spillway Inferred Glacial Spillway Location of Lower Till Two-Till Outcrop Deltaic Bedding Locality Weathered Bedrock Outcrop Radiocarbon-Dated Locality
---	--	--

EXPLANATION

Quaternary Geology is 1:24,000-scale data that illustrates the geologic features formed in Connecticut during the Quaternary Period, which spans from 2.588 ± 0.005 million years ago to the present and includes the Pleistocene (glacial) and Holocene (postglacial) Epochs. The Quaternary Period has been a time of development of many details of the Connecticut landscape and all surficial deposits. At least twice in the last Pleistocene, continental ice sheets swept across Connecticut from the north. Their effects are of

Glacial Meltwater Deposits (sorted and stratified deltaic, river bottom, lake bottom, and inland dune deposits), and Postglacial Deposits (flood-plain alluvium and swamp deposits, but also including stream-towhee, talus, dune, tidal-marsh, beach, channel fill, marine delta deposits, and artificial fill) that were emplaced in comparable topographic and depositional settings, and therefore share similar characteristics, are categorized and color coded in the Legend Description. Related Map Elements include eskers, drumlin

start Microsoft Office Windows Media Center Picasa 3 Microsoft Excel WCF07.Mly cteco.uconn.edu 4:48 PM

Print Map

Page 1 of 1

City of Shelton

Geographic Information System (GIS)



Date Printed: 8/2/2012



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of Shelton and its mapping contractors assume no legal responsibility for the information contained herein.



http://74.93.16.209/vcog/shelton/ags_map/printmap.asp?extentYmin=663753.0620946437&extentXm... 8/2/2012

DRAFT 8/01/12



**DECLARATION OF CONSERVATION RESTRICTIONS
FOR CONSERVATION MANAGEMENT AREA**

This is a Declaration of Conservation Restrictions by _____, LLC, a Connecticut Limited Liability Company with an address of P.O. Box 566, Torrington, Connecticut 06790, ("Grantor"). The property which is the subject of this Declaration of Conservation Restrictions is located in the City of Shelton, County of Fairfield and State of Connecticut, and is those certain pieces or parcels of land designated as "CONSERVATION MANAGEMENT AREA" in the Site Development Plan for River's Edge Planned Development District # ___ (hereinafter collectively referred to as the "Protected Property") shown on a map entitled "RECORD SITE DEVELOPMENT PLAN FOR RIVER'S EDGE PLANNED DEVELOPMENT DISTRICT # ___ PREPARED FOR _____, LLC OLD RIVER ROAD SHELTON, CONNECTICUT" Scale 1" = ___' dated 00/00/12 and Revised to 00/00/12 and prepared by Berkshire Engineering & Surveying, LLC 143 Bantam Lake Road Bantam, Connecticut 06750, which map is filed or to be filed on the Land Records of Shelton, Connecticut ("the Map").

Whereas _____, LLC, desires to preserve and conserve the tree canopy on the Protected Property;

Whereas the Protected Property is principally valuable, as natural, wild and/or forest land in which the tree canopy within the Protected Property shall remain undisturbed by development.

Whereas the Grantor on behalf of itself and its successors and assigns, is willing to subject the Protected Property to the following Conservation Restrictions in order to preserve the tree canopy of the Protected Property in perpetuity.

Now therefore, in consideration of the facts herein recited and the Shelton Planning & Zoning Commission approval of the River's Edge Planned Development District # --as shown on the Map, the Grantor, subject to the reservations set forth herein, does hereby declare for itself and its successors and assigns forever, a "Conservation Restriction" (hereinafter the "Conservation Restriction") as set forth in the Connecticut General Statutes, Section 47-42a through 47-42c, over the Protected Property, the purpose of which is to preserve the tree canopy therein and to prevent the use or development of the Protected Property for any purpose or in any manner which would conflict with the maintenance of the forest structure on the Protected Property.

In the event that Grantor (so long as it is the owner of any of the Protected Property that is the subject of a violation or attempted violation of this Conservation Restriction) or its successors or assigns shall violate or attempt to violate this Conservation Restriction, it shall be lawful for any party owning any portion of the Protected Property or for any present or future homeowner's association in title in the River's Edge Planned

#12-17

Development District # ____ (the "Homeowner's Association"), or any successor or assign of any of the forgoing, to prosecute any proceedings at law or in equity against the party violating or attempting to violate this Conservation Restriction. Additionally, the City of Shelton Inland Wetland Commission and the City of Shelton Planning & Zoning Commission shall have the right, but, not the obligation to enforce the Conservation Restriction, and prosecute any proceedings at law or in equity against the party violating or attempting to violate the Conservation Restriction.

Although Grantor will use reasonable efforts to protect the tree canopy of the Protected Property, no claim of violation may be brought against Grantor by any of its successors or assigns (including, but not limited to, any successor or assign of the Grantor as relates to any of units or lots in the River's Edge Planned Development District). The Grantor will use reasonable efforts to abide by the Conservation Restriction. As of and after the date the Grantor no longer has title to any portion of the Protected Property no party may bring any claims actions against the Grantor relating to the Conservation Restriction and/or to any violation or alleged violation of the Conservation Restriction.

Prior to bringing any permitted enforcement action, at law or equity, the person alleging the violation shall provide forty-five (45) days prior written notice to the alleged violator, by certified mail, return receipt requested, setting forth the basis for the claimed violation. The recipient of such notice shall have a right to cure such claimed violation within said forty-five (45) day period, which period shall be extended if the cure cannot reasonably be completed within said forty-five (45) days and is being diligently prosecuted. Furthermore, the party who shall succeed on the merits in an action to enforce this Declaration of Conservation Restrictions at law or in equity (whether or not it commenced that action) shall also be entitled to recover all reasonable costs and expenses incurred in said enforcement action, including reasonable attorney's fees.

The Grantor, on behalf of itself, its successors and assigns, makes the following covenants to its successors and assigns, which shall run with and bind the Protected Property in perpetuity:

1. There shall not be constructed or placed on the Protected Property any accessory infrastructure or storage including, but not limited to, buildings, landscaping debris, sheds, signs, billboards or other advertising material, other than property or boundary markers, mailboxes, "no trespassing" signs, stone walls, pillars, house numbers and signs offering real estate for sale;

2. Except as reserved herein, there shall not be on or in the Protected Property any filling, excavating, mining or drilling, storage or removal of topsoil, sand, gravel, minerals nor any building of roads or change in the topography of land;

3. Except as reserved herein, there shall be no cutting of trees or plants, spraying with pesticides or insecticides, or disturbance or change in the natural habitat, with the exception of the removal of dead trees & leaves, without the express written

consent of the Shelton Planning & Zoning Commission Agent or Inland Wetland Commission Agent;

4. There shall be no dumping of ashes, trash, garbage, sawdust or other unsightly or offensive material on the Protected Property, and, except as reserved herein, no changing of the topography through the placing of soil or other substances or material, such as land fill or dredging spoils;

5. There shall be no operation or storage of snowmobiles, motorcycles, all-terrain vehicles, or other loud destructive or offensive recreational vehicles on the Protected Property;

6. There shall be no hunting or trapping except as necessary to keep the animal population within the numbers consistent with the ecological balance of the area; and in accordance with State statute and

Notwithstanding the provisions of this Declaration to the contrary, Grantor reserves to itself, its agents, successors, assigns and transferees, the following rights in the Protected Property;

1. To continue the use of the Protected Property for all purposes not inconsistent with this Conservation Restriction;

2. To cut and remove dead trees, brush and underbrush, to clear or restore forest cover damaged or disturbed by fire, wind or other natural forces, to gather and use dead wood, to remove invasive species; To prune existing trees. Selectively remove trees with a caliper of two (2) inches or more with express written consent of the Inland Wetland Agent, and remove trees with a caliper of two (2) inches or less without such consent;

3. To provide screening by the planting of native tree species, which trees shall be limited to noninvasive varieties consistent with the habitat;

4. To construct, remove, repair stone walls; to grant temporary and permanent easements, rights of way and rights of access for the construction and installation of the public access way to the Housatonic River and other improvements for the River's Edge Planned Development District # -- as approved by the Shelton Planning & Zoning Commission and Inland Wetlands Commission.

5. To install grinder pump units and sewer lines only as approved by the Shelton Water Pollution Control Authority shown on the River's Edge Planned Development District # -- plans approved by the Shelton Planning & Zoning Commission and Inland Wetland Commission;

6. To construct and maintain a driveway for vehicle and pedestrian ingress and egress to the Emhart Property, and to construct the public access by foot to the Housatonic River as shown on the Map or as approved by the Shelton Planning & Zoning Commission and Inland Wetland Commission.

7. To construct, develop, and implement the plans per _____ Planned Development District # ___ as approved by the Shelton Planning & Zoning Commission and Inland Wetlands Commission.

8. To construct all utilities and grant easements for utility installation.

The Grantor agrees that the terms, conditions, restrictions, and purposes of this Declaration of Conservation Restrictions will be incorporated by reference by it in any subsequent deed, or other legal instrument, by which the Grantor divests itself of any interest in the Protected Property and enforcement powers. No claims of violation may be brought by any party against the Grantor once title to the Protected Property has been transferred by the Grantor.

The provisions of this Declaration of Conservation Restrictions shall not change the character of private ownership of the Protected Property and the public shall have no right to use the same, unless otherwise required by law; however, Grantor or its agents, so long as Grantor owns any portion of the property shown on said Map, shall be permitted to enter any of the Protected Property shown on the Map to determine that the Protected Property is being protected as provided herein.

The foregoing reserved rights, subject to the limitations on enforcement set forth herein, shall be exercisable not only by the Grantor, but where appropriate, by all of those persons owning property interests derived by grant from the Grantor. The Grantor is under no obligation to take any action against any third party to enforce this Declaration of Conservation Restrictions.

This Declaration of Conservation Restrictions shall in no way grant anyone other than the Grantor's agents, successors, assigns, transferees, and invitees the right to enter the Protected Property in the River's Edge Planned Development District # -- for any purpose other than the City of Shelton Inland Wetlands Commission and the City of Shelton Planning & Zoning Commission after giving reasonable prior notice to the property owner(s).

This Declaration of Conservation Restrictions shall not obligate any owner of the Protected Property to landscape or improve the Protected Property or to provide any special care for the trees, including, without limitation, utilization of an arborist, irrigation, application of fertilizer, pesticides or pruning services.

If the Protected Property or any part thereof shall be taken by condemnation, this Declaration of Conservation Restrictions shall terminate automatically as to that property taken, so that the Grantor, its successors, assigns and transferees, may be as

WCEO REPORT

July 14, 2012

CONCEPT - APPLICATION #12-15, COUNTRY CLUB OF CT – 550 RIVER ROAD. Request for concept review of 39-unit multi-family development involving regulated activities of road construction and building construction within regulated area and/or upland review area of Ivy Brook, and Butternut Hollow Brook. Recreation work within upland review area of Housatonic River.

STATUS: 1. Application not submitted with plan package and fee.

PLANS: LAYOUT #1 - ATA REALTY June 26, 2012

COMMENTS: The request seeks preliminary advice and guidance to the above envisioned development. Comments are merely offered to identify early observations.

The schematic plan is significantly more intensive than the 6-lot proposal withdrawn in 2005. It is not possible to determine the level of regulated activity at present as the two versions of the current layout, 36 & 39 units, presented to staff incorrectly plot the Commission construction upland review area (buffer) designations for Ivy Brook and Butternut Hollow Brook. This fact is identified only because they mentioned their review of the earlier development and that plan indicated the correct distances and staff mentioned twice informally the plotting error. These limits establish the regulated activities.

Other developments of recent years provided open space or other restrictions along the regulated area of both Ivy Brook and Butternut Hollow Brook. Specifically nearly 6000' of the Ivy Brook riparian corridor is protected in this fashion. In fact it appears every previous development provided protection along Ivy Brook. There are two pieces remaining, is a church and the other is an oversized residential lot. This piece is the last of the watershed/riparian system. Butternut Hollow Brook watercourse system has also been largely protected during recent development proposals. Nearly 3000' of this system has been protected. The protection percentage is not as large as older historic developments as the regulatory programs did not exist at that time. We also reference the section of the Far Mill River from Huntington Street to Beard Saw Mill Road. Riparian protection of the watercourse has been consistent with recent years here as well. A basic sketch demonstrates the extent of the Commission's efforts in this regard. Both Ivy Brook and Butternut Hollow Brook are considered Class A water quality streams from the Connecticut Water Quality Classification map and the protection efforts provided riparian protection. A quick review of riparian protection and its benefits is an extremely important attribute of water quality protection. Literally there are hundreds of articles and citations attesting to this value and feature. We have only copied a few, not to distribute tonight but to verbally make the point. The confluence of these two streams with the Housatonic River and a tidal freshwater lagoon make it a very unique regulated area in Shelton.

In summary the applicant stated a certain level of openness to input, hopefully to establish a certain amount of flexibility. Staff offers the following at this time.

1. A formal proposal should provide similar and consistent efforts in the above riparian efforts.
2. Since envisioned as a PDD the applicant can create its own zoning standards focusing to the riparian protection efforts.

3. Provide in the legend icons for I/W, watercourse edges, 75' & 50' & 100' upland review areas including grading and construction.
4. Investigate consolidation of buildings, reduction of units, and shifting of construction to better protect the riparian system.

City of Shelton GIS - ArcGIS Server Parcel Application - Windows Internet Explorer

http://74.93.16.209/arcgis/shelton/arc...road/default.htm

File Edit View Favorites Tools Help

City of Shelton GIS - ArcGIS Server Parcel A...

Geographic & Property Information Application

Full Town View C Reset Map S Search P Print Map H Help

Map Layers

OBVIOUSLY
STATE OR LOCAL GOV

Full Extent Zoom In Zoom Out Prev Extent Next Extent Pan Parcel Information Simple Measure Path Measure Area Measure

800 ft

Internet 100%

Print Map

Page 1 of 1

City of Shelton

Geographic Information System (GIS)



Date Printed: 7/12/2012

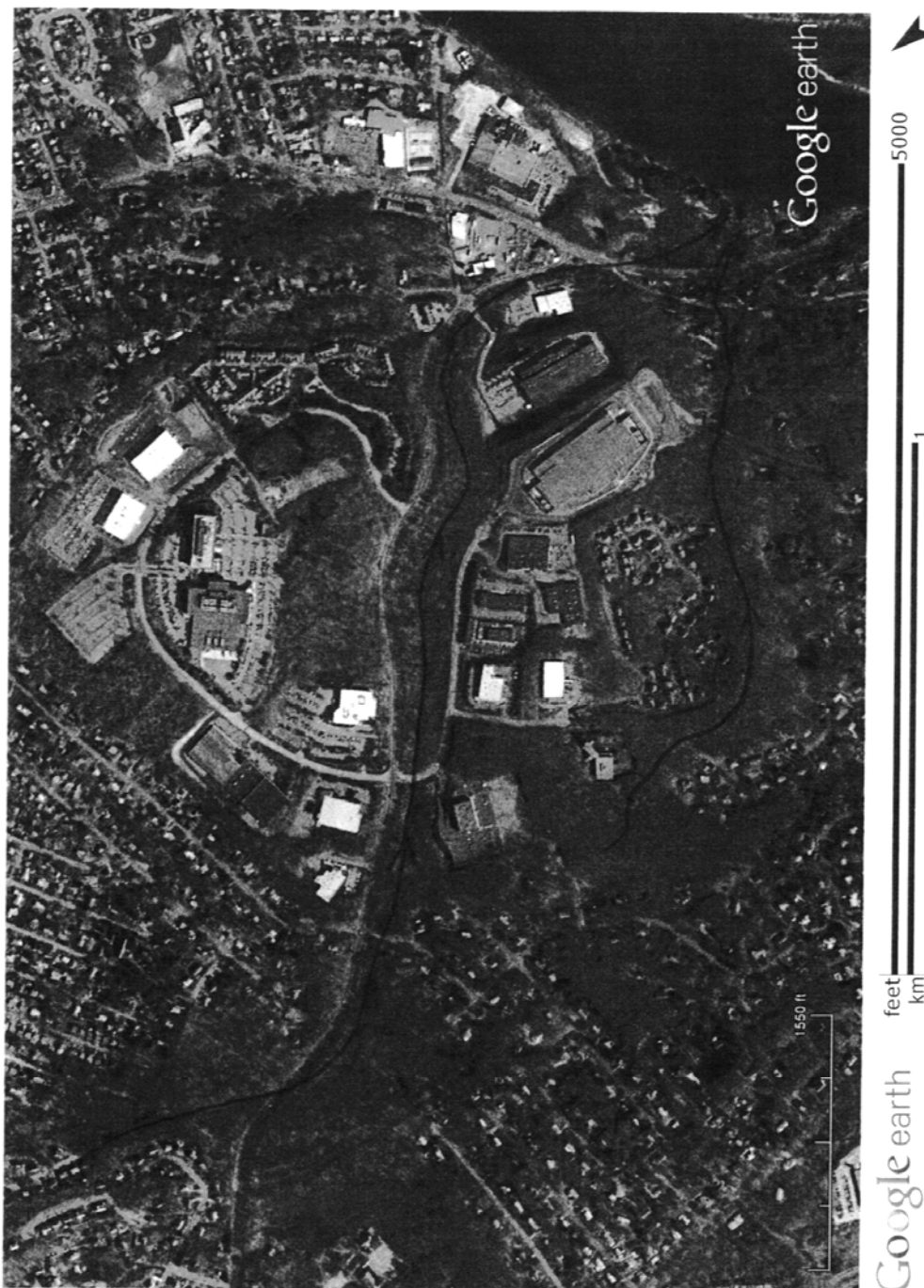


OPEN SPACE
DETENTION BASIN
SITE RESTRICTIONS

MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of Shelton and its mapping contractors assume no legal responsibility for the information contained herein.





Mr. Hughes responded to John Cook's comments. As far as the site line issue, I'll talk with the engineer, but I don't believe we have the 85% speed limit we need 545" of site line this way. But we will look at that. As far as the bridge location, it's here. It's way down here. We have put together a conservation plan that we fell would meet the goals of what John has presented to us; we will go through it and respond to it. I can tell you that we develop these conservation easements documents with Dr. Michael Klein, he authored them as part of the riparian buffer zone. We will respond. The regulated activities, this site is very different than many sites you're ever going to see. This is sand and gravel. There's not runoff issues, all infiltrations going down are controlled management. We are going to be in buffer zones, we are not having any adverse impacts with wetland resources and we will preset that documentation and we are looking to make recommendations and work in a cohesive manner with John. We'll trade information and we will develop together the best management plan of the resources on the site. We're going to put package together, we're very serious about what we do, that's why we give you all the documents up front so you can see where we're coming from. You will have the home owner's documents

END SIDE A, TAPE 1

This management area and the plan we are presenting you is not fiction, it is fact enforceable by the City and the association and will be policed by Planning & Zoning Commission and this Commission. It doesn't force you to be the enforcer; it gives you the right to be. The 4th floor structure you will see in the documents, we call it canopy and the 4th floor, and you will see in the documents that we marry those words in the document definition of tree canopy. That's why I was using that term. We do understand the bottom, we are coming through, our main focus on restoration and the stream corridor is the Ivy Brook. Clearly there is a 475 acre water shed, highly developed but there is a wooded corridor of this brook that extends up Constitution Boulevard. We respect that. Again we will enhance plantings within this area; we'll have wild life plantings in this area. The applicant is in discussions with Emhart concerning not just the 1.3 acres but possibly the pond. If we control the pond we will remove the fence. We can ask if the fence can be removed, we don't control the fence, but we will certainly remove it. I do agree with you that water moves freely. That is our desire in the end is to manage the tidal pond and to bring it back to what it should be a viable, wild life sanctuary as an open water not all green scum. We are going to demonstrate to you that yes we're doing some regulated activities within 50'; we aren't going to have any adverse impact.

Commissioner Beattie questioned the actual footage from the light green area. Mr. Hughes responded it is 15'. We are promoting a natural environment and if you don't like nature and you don't like trees close to your units, then this is not the place for you. That's why we're going to have the documents. We'll have Michael Klein address the perrian buffers and storm water runoff and those issues.

Barbara Glover
192 Meadow Street

That piece of property used to be in my family so that's why I'm really interested with what's going on there. I am a member of the Coram Cemetery Association. It's not an abandoned cemetery, we have yearly meetings and the members and the board of the association takes care of the cemetery. It's an old, old cemetery and some of my people are buried up there, they are still using that and we've had 3 burials in the last couple of years that I know of. We are concerned with the integrity of the boundaries of the cemetery. Right now we have an old wire fence around it, but perhaps these people would be willing to put up something a little more substantial when the time comes since they are going to be coming so close to the edge of our property.

Mr. Hughes stated that he would be more than willing to sit down with Mrs. Glover and the association to go over the fence.

Mrs. Glover continued, another entrance, I don't know how either, I was brought up in the area. That driveway that is up there now, it is big enough so that a hearse can go up there. But we were concerned also about the steepness and then getting down to the river, it's very steep on the other side, we were concerned with retaining walls and so on and so forth knowing that it is gravel and sand. I just felt that I needed to come and explain that we do have some concerns about retaining the privacy. You get people living that close and we already have stories about people trespassing there so we are concerned with the integrity of the cemetery.

Mr. Hughes responded that before we leave tonight please give us your phone number and hash this out. This wall on top of the wall will have a 54" solid fence, because you have to have a 54" barrier. Then we can talk to you and upgrade your fence and then on this side we were just putting up a split rail fence down the slope. We can work with you on a fence and replace your existing 4" wire fence. We can look at the grade of the driveway too.

Good evening Members of the Commission, Applicants and Citizens. I'm speaking here tonight with regard to the application 12-17 listed as owned by Country Club of Ct, LLC. The property is listed as 1A/IA3. I have several objections because of the effect and eventual impact of the PDD to increase the intensity of use of the roughly six acres of land by lowering the protection normally afforded for natural growth and protection of the two streams coursing through the property. I know that the PDD is not of concern to your commission and you have no control of it but the effect of the PDD to severely reduce the protection of the two streams coursing through this property is of your concern. The impact of this PDD will be more severe than on any of the previous applications on land surrounding these two streams between this property and the stream's sources. The reason for this drastic lowering of protection is to be able to increase the number of housing units from around six to 36 units. There is no precedent for the severity of this action in any of the previous applications to lower the protection of these streams. Why should such an impact therefore be allowed to occur? The protection of these two streams is directly under your control, and I urge you to remain consistent with the previous upstream protection decisions.

One of the streams originates from Butternut Hollow Drive and the other stream from Ivy Brook Constitution Boulevard.

My other problem is why the concept and application fees should be combined. This reduces the income to the city. By the way, The Mayor is the present owner of this property.

Irving N. Steiner

23 Partridge Lane

Shelton, Ct 06484

Chairman Zahornasky stated we all have a lot of homework to go over. There is a great deal of information. Gentlemen thank you.

III-D. COORDINATOR REPORT

1. BUFFER-APPLICATION #12-16, TICE PROPERTY - 42 BIRCHBANK ROAD. Agent review for deck construction within upland review area.

- Agent approved as submitted.

VI. MINUTES

1. July 12, 2012 Regular Meeting

Commissioner Dunford motioned to accept the minutes of the July 12, 2012 Regular Meeting of the Inland Wetlands Commission. Commissioner Goncalves seconded the motions.

A voice vote was taken; motion passed unanimously.

V. ADJOURNMENT

Commissioner Beattie motioned to adjourn. Commissioner Dunford seconded the motion.

A voice vote was taken; motion passed unanimously.

Chairman Zahornasky adjourned the Regular Meeting of the Inland Wetlands Commission at 8:32P.M.

Respectfully submitted,

Sophia V. Belade

Sophia V. Belade
Clerk – Inland Wetlands

1 TAPE ON FILE IN TOWN CLERK'S OFFICE