

Town of Norfolk
Inland Wetlands Agency
Town Hall, 19 Maple Avenue
Monday August 30, 2021



Regular Meeting 7:00 pm
Minutes

1. Call to Order – 7:05 pm
2. Roll Call – Mead (Chair,) Tucker (Vice Chair), Robinson (Sect'y), Kessin, Webb, Lovett (alt), Kwast (alt) Mike Zizka (Town Attorney)
3. Approval of Minutes
 - a. Special Meeting July 26, 2021 Kessin corrected 3 A. 3rd paragraph “60 sp feet” to “60 sq feet.” Tucker moved, Kwast seconded. Approved.
 - b. Regular Meeting August 2, 2021 Kessin corrected 6. 3rd paragraph, 3rd sentence, delete “Mr.” Kwast moved, Tucker seconded. Approved.
4. Old Business – Continuation of Public Hearing #21-004, Haystack Woods development

Public Hearing 7:10 pm
Minutes

Kate Johnson appeared with Chris Smith, Land Use Attorney representing The Foundation for Norfolk Living. By way of brief explanation, funding sources for 10-unit development require a redesign to provide a public road. Ken Hrica, Engineer and George Logan, Wetland Soil Scientist presented supplemental information:

1. Cross sections showing construction at retaining wall designed for full hydrostatic loading. Hrica explained soil and water flow at walls, how design and construction will handle hydrostatic pressure.
2. Analysis of historic access road from town garage as feasible and prudent alternative. Hrica presented the analysis of alternate routes. Historic access divides/reduces existing wetlands, alternate access would require 25-40% grades.
3. Wetland remediation adding 815 sq ft of additional wetlands. Logan presented mitigation plan and soil report. Road location also contributes to higher function of the total wetlands of 1280 sq ft. Native plantings and seed mixes are described in mitigation plan.

At the conclusion of presentations both Hrica and Logan answered commissioner's questions about swale height, exact location of wall (to be updated on plans,) monitoring of road & wall construction, monitoring of wetlands remediation over planting and growing season, bonding, construction easement and prudent/feasible alternate dialogue and documentation with the cemetery association. Applicant and its agents will change plans in some circumstances to align with commissioner's concerns, other items could be added during deliberation as conditions of approval. Public comment was taken and seven members of the public spoke about the merits of the project from the standpoint of town demographics and sustainability. Commentary on these topics, though valuable, is not within the purview of wetlands decision-making, which focuses mainly on impact to wetlands from road construction.

Deliberations began after commentary with discussions of process and documentation. Applicant and their agents will coordinate and resubmit plans and reports as soon as possible with updated information. Lenard Engineering will review updated plans for the town. Webb moved and Tucker seconded continuing the public hearing until September 13, 2021 and granting a 14-day application extension. Approved.

9. Communications & Bills

a. Minutes P&Z August 10, 2021

b. Invoice #11359991 Halloran Sage to Haystack Woods

c. Invoice # 70152 Lenard Engineering to Haystack Woods

10. Adjournment at 9:23

Respectfully submitted,

Melissa Robinson

