



LEILANI CRAFTS ULRICH
Chairwoman

TERRY MARTINO
Executive Director

Draft Minutes
Park Policy & Planning Committee
June 2015 Agency Meeting

**MINUTES OF THE PARK POLICY AND PLANNING COMMITTEE MEETING
June 11, 2015**

The Committee meeting convened at approximately 9:45 a.m.

Park Policy and Planning Committee Members Present

Sherman Craig, Richard Booth, William Thomas, Bradley Austin.

Other Members and Designees Present

Karen Feldman, Arthur Lussi, Daniel Wilt, Dierdre Scozzafava, Robert Stegemann, Lani Ulrich.

Local Government Review Board

Fred Monroe.

Agency Staff Present

Terry Martino, James Townsend, Kathy Regan, Matthew Kendall.

Approval of Draft Committee Minutes for May

Motion made by Mr. Austin and seconded by Mr. Thomas. All were in favor.

Town of Wilmington Map Amendment – MA 2014-03 (Matt Kendall)

For Action: Approval and Acceptance of FSEIS.

Mr. Kendall reviewed the three proposed map amendment areas and stated the recommended alternative is to deny the request for Area 1 and Area 3 and to reclassify Area 2b to Moderate Intensity Use. He explained that the amount and distribution of steep slopes was the primary consideration for staff's recommendation of denial for Area 1.

Mr. Stegemann asked if there is a minimum acreage for classification. Mr. Kendall said no, but that the change must be regional in nature.

Mr. Craig asked if there is a stream and whether it could be used as a boundary. Mr. Kendall said there are boundaries that could be drawn there, but due to the fact that the steep slopes are spread throughout the area the alternative configuration would not have changed the recommendation.

Mr. Lussi asked why an access road was not shown. Mr. Kendall said the access road was a small forest road, not a public road, and therefore not a relevant land use area determinant.

Mr. Stegemann asked if it is possible to classify a portion of the area. Mr. Kendall said it is possible. There is a stream there that could be used as a boundary, but both sides of the stream have similar problems with steep slopes.

Ms. Feldman asked about the acreage of Area 1. Mr. Kendall said it is 111 acres.

Mr. Kendall reviewed Area 2 and explained that the recommendation was to amend Area 2b to Moderate Intensity Use, which would leave most of the steeper, problematic areas as Low Intensity Use.

Mr. Lussi asked why the boundary was not closer to Route 86 to avoid reclassifying some additional land which has steep slopes. Mr. Kendall said by using regional boundaries it was not possible to leave out all of the steep areas.

Mr. Kendall explained that for Area 3 and Area 3a, the amount of steep slopes and shallow soils was the primary consideration for the recommendation of denial.

Mr. Lussi asked if staff look at permits approved for this area (3) and is the soil analysis consistent with what was found for those permits. Mr. Kendall said yes and that it was difficult to find suitable locations for septic systems.

Mr. Kendall explained that the Town had recently done a study to look at potential small, decentralized wastewater systems and one was proposed to be located in Area 2 which could serve Area 2 and Area 3. He stated that the study was new and there were no plans to build a system at this time, so it was not relevant to the current review of the proposed amendments. If a system was put into place for Area 2 which could serve Area 3, then it could be considered in the future.

Mr. Lussi said there was an issue with the state-of-art elgin systems and cold temperatures. We do not know how these systems work in the low temperatures we experience with our winters.

Mr. Lussi asked if the Town would have to implement a system prior to map amendment approval for Area 3. Mr. Kendall said it could be treated in a similar way the map amendment in Westport is being reviewed (contingent on public sewer service). Mr. Townsend added that unlike Westport, there is no legal entity in Wilmington to require development to connect to a wastewater system and there are hurdles with creating a sewer district.

Mr. Stegemann said when a wastewater system serves multiple properties, the responsibility of a system falls on the Town.

Mr. Craig said Alternative 3a is fine in terms of slopes, but not for septic systems. He asked if it were located outside of the park would DOH look at soils and come to the same conclusion? Mr. Craig said he was trying to understand the differences in standards between the Agency and DOH.

Mr. Craig asked if there is anything the board can do to give positive feedback to the Town to suggest we would be open to reconsidering Area 3 if there was a solution to the sewer issue. Mr. Townsend said encouragement is written in the Executive Summary of the FSEIS.

Ms. Feldman asked if Area 3 has poor soils and slopes, while soils were the sole problem with Area 3A. Mr. Kendall said yes.

Mr. Lussi asked if a Town is pushing to do a section such as Area 3 and the Agency feels it is visually not attractive, do we have that kind of review power? Mr. Kendall said it is a consideration in the review process, visual consideration is one land use area determinant.

Mr. Craig asked can the Town use the stream as the boundary and make another map amendment request. Mr. Kendall said yes it is possible.

Mr. Austin asked if there would still be considerable slope considerations in Area 1 even if the stream was used as the boundary. Mr. Kendall said yes.

Mr. Craig said he has issues with the process where the Department of State approves a Waterfront Revitalization Program which recommends projects that require action by the Agency. He recommended the Agency should be more involved before the plans are finalized.

Mr. Booth said Area 3 has great constraints regarding soils.

Mr. Stegemann asked what is inadequate for septic. Mr. Kendall stated that if the land is less than 8% slopes, a shallow system may be possible.

Motion was made by Mr. Booth and seconded by Mr. Thomas to accept the staff recommendation for the reclassification of only parcel 2b from Low Intensity to Moderate Intensity. All were in favor.

Old Business

None

New Business

None

The meeting was adjourned at approximately 10:45 a.m.