THE INLAND WETLANDS COMMISSION OF THE TOWN OF AVON HELD A VIRTUAL REGULAR MEETING ON TUESDAY, SEPTEMBER 6, 2022, AT 7:00 P.M., VIA GO TO MEETING: by web <u>https://global.gotomeeting.com/join/703812085</u>; or by phone, United States: +1 (646) 749-3129, Access Code: 703812085#.

Present were Chair Michael Feldman, Vice-chair Michael Sacks, and Commissioners Michael Beauchamp, Robert Breckinridge, Gary Gianini, Carol Hauss, and Kevin Tobin. Also present was Emily Kyle, Planning and Community Development Specialist/Wetlands Agent.

Chair Feldman called the meeting to order at 7:00 p.m. There is a quorum of 7 Commissioners. Chair Feldman welcomed the IWC's newly appointed Commissioner, Kevin Tobin.

Chair Feldman said that we needed a Motion to add the 2023 IWC Meeting Calendar Approval to the Agenda. M. Beauchamp made this Motion. R. Breckinridge seconded. The Motion passed unanimously. Vice Chair Sacks then made a Motion to Approve the 2023 IWC Meeting Calendar. G. Gianini seconded. The Motion passed unanimously.

## <u>I.</u> PENDING APPLICATION:

**APPL. #781** – The Silvio Brighenti Family, LLC, Owner and Applicant; request for regulated activities within the 100 foot upland review area: construction of house, driveway, utilities, possible pool and related site work on each of six (6) lots. Locations:

250 Northington Drive, Parcel 4910250;
256 Northington Drive, Parcel 4910256;
274 Northington Drive, Parcel 4910274;
7 Saddle Ridge Drive, Parcel 6210007;
31 Stockbridge Drive, Parcel 6220031; and
49 Stockbridge Drive, Parcel 6220049.

David Whitney, PE, said that he submitted revisions to the previous Site Plans together with a letter dated August 29 that outlined the revisions to the plans. He has also added a map to show the off-site drainage that was the topic of discussion at the last meeting. The Applicant has requested to withdraw from consideration at this time, the lots at 250 and 256 Northington Drive which are the two lots that are closest to the vernal pool on the Town's land. In order to address the IWC's concerns, more information is needed about the vernal pool which can only be obtained in the springtime. D. Whitney will have the soil scientist study the vernal pool next spring and they will come back to the IWC with another application for those two lots.

D. Whitney shared a revised overall plan showing all six lots dated August 27, 2022. The revisions being made to the lot at 49 Stockbridge Drive include adding a stormwater infiltration system similar to the ones that were on some of the lots previously. By recommendation of Eric Davison, Soil Scientist from Davison Environmental, a stormwater infiltration system, a rain garden, or a detention basis will be added to each lot that will infiltrate the water quality volume (the first 1" of rainfall). Each system will be tailor designed for the exact house that is eventually

to be built on these lots. At Stockbridge Drive, the driveway runoff will flow away from the garage and overland across the front yard. There will be a yard drain to pick up that water and take it to the infiltration system. The gutters on the house will be connected to a collection pipe, go into the storm manhole, and then into the infiltration system. There are many ways to design these systems but the goal is to put that water into the ground. It allows the increased thermal factor of the water - the increased temperature of the water - to be infiltrated into the ground before it reaches the wetlands and also mitigates the increased runoff due to the impervious surface. A stormwater infiltration system will be required on 274 Northington Drive as well. There was not one previously because Wetlands Area 3 on this site is a lower functioning wetlands. They will install this system on each lot to mitigate the impact on the wetlands, regardless of the wetlands value. On the southern portion of 274 Northington Drive, there is an existing 20 foot conservation easement done when the Bridgewater subdivision was approved. D. Whitney has added an additional 20 foot conservation easement area which means it can never be cleared, developed or disturbed in any way. He has increased the conservation easement because wetlands #1 is the larger, more significant, highly valuable 6.7 acre wetlands. On 31 Stockbridge Drive, the house plan was changed to require a front entrance garage which allowed D. Whitney to move the house over (the private restrictions and covenants of Bridgewater subdivision which require a side entrance garage can be waived under certain circumstances due to topographic and site conditions). He added a stormwater infiltration system designed for the 1" water quality volume from the house and driveway and also increased the conservation easement area by 10' along the southeast corner of the lot. He moved the boulder row correspondingly 10' feet to the northwest. Boulder rows are used to provide a physical barrier from the limit of disturbance to the wetlands and it is an effective way to protect the wetlands. He has also added an additional 90' to the conservation easement area in the back. E. Davison and Michael Klein, also a Soil Scientist from Davison Environmental, reviewed the limits of the wetlands that had been reflagged by the surveyor and found that the actual distance from the limited disturbance to the wetlands is greater than what was initially shown on paper. 7 Saddle Ridge Drive is in a different watershed from the other lots. D. Whitney added an infiltration system to mitigate any adverse impact to the wetlands. Wetlands #2 is the very tip of a headwater to the Hawley Brook wetland system. The area of the wetlands on 7 Saddle Ridge Drive is only 1.5% of the lot but it is in the middle of the lot and therefore has a disproportional effect because the 100 foot upland review area covers a considerable portion of this lot. He has revised the house and the grading to move it further away from the wetlands and he has added additional conservation easement area. He prepared a plan showing the subregional drainage basins for Bridgewater Estates in response to the question from the IWC of where the water goes from the 4 lots, what is the overall wetland system, and what is the relationship of these lots to the overall system. 274 Northington Drive and 31 and 49 Stockbridge Drive are in the same subregional drainage basin. This is about 658 acres and it ends where an unnamed watercourse from the drainage basin crosses under Lovely Street and meets Roaring Brook. Roaring Brook on the other side of Lovely Street starts at Secret Lake and goes to Unionville where it empties into the Farmington River. 7 Saddle Ridge Drive is in a different subregional drainage basin which contains 746 acres. This drainage basin is the one for Hawley Brook which goes to the Farmington River. 7 Saddle Ridge Drive is directly adjacent to 287 acres of Town of Avon open space. This whole watershed area is largely built out with only a few undeveloped lots. He does not think there will be a large number of future lots developed in this area because of the significant amount of Town owned open space. His plan entitled "Sketch of Hawley Brook

Environs" shows the relatively small lot, 7 Saddle Ridge Drive, compared to the very large overall open space and wetland system. He tried to find the start of Hawley Brook but could not probably because it has been a dry summer and the actual start of the Brook will vary depending on groundwater conditions. The total Hawley Brook wetlands are about 111 acres, 7 Saddle Ridge Drive is 1.17 acres, and the total watershed is 746 acres. 7 Saddle Ridge Drive is a very small portion of the total watershed and the wetland on Saddle Ridge Drive is a very small portion of the total wetland system associated with Hawley Brook. D. Whitney believes that 7 Saddle Ridge Drive cannot have a huge impact on the overall watershed, the overall wetlands, or the overall open space because it is such a tiny part of the whole area. C. Hauss asked about the surrounding lots and whether they were undeveloped. D. Whitney replied that approximately 8 lots to the left of 7 Saddle Ridge Drive on the plan (north) are undeveloped. He prepared and presented a plan with photographs showing the Bridgewater Estates wetlands system to show where the water goes and what the offsite wetlands system is for Bridgewater Estates. There is no watercourse, brook or stream that he could find within the 6.7 acres wetlands. There is no eroded gully or ditch that looks like a place where water flows. There is no defined channel so when there is a rainstorm, it is more like a braided flow where the water may go in one direction one storm, it may go in another direction another storm, or it may go in several directions at once. At the outlet of the box culvert for 31 Stockbridge Drive, the watercourse flows down to the next road. On the sides the land rises up and there is no evidence of water flow – it does not look wet and there are no exposed rocks or signs of detritus or debris moved around. A watercourse does go from Stockbridge Drive down to Wildwood Drive - it flows under the road and you can see the inlet and outlet of the culvert in the woods on either side of the road. The watercourse then goes down to Quail Ridge Drive and again it is a defined channel. There are not a lot of adjacent wetland soils – the primary function of this wetlands is stormwater conveyance. From Quail Ridge Drive down, the water does flow year-round even though the flow is a trickle at times. There is not a significant amount of wetland soils adjacent to the watercourse at this point. There is a watercourse that also flows around to Bridgewater Drive and bisects the large wetlands. The watercourse from Bridgewater Drive joins another watercourse that is parallel to Lovely Street, and they cross under Lovely Street and join with Roaring Brook. There is a bridge on Old Wheeler Lane which is where the watercourse from Bridgewater Estates joins Roaring Brook and then the Farmington River. D. Whitney said there was a question at the last IWC meeting regarding a topographical feature at 31 Stockbridge Drive. There is an area where the lot rises and has rock outcrops but after a review of the site, he confirmed that the contours shown on the site plan are accurate.

E. Davison said that he focused on wetlands #1 and 2 which are both headwater wetlands. Headwater wetlands are critical resources because they feed first order streams that either feed directly to the Farmington River or to second order streams that reach the Farmington River. The critical features of the headwater stream and headwater wetland are that they are detritus based systems so having them forested with inputs and leaf litter and all of the biology that occurs in the leaf litter and in the tree cover is critical for those headwater wetlands to function. Also the shading that the trees provide is important. One of the primary functions of the tree cover within the upland review area buffer is that they serve to help capture and infiltrate groundwater. One of the major impacts that can occur with development is if it is not designed appropriately, then stormwater runoff that would normally infiltrate does not and the addition of impervious surface and graded soils that do not infiltrate well increases surface water runoff to the wetlands. Headwater wetlands require groundwater discharge which travels through the soil profile horizontally and vertically and then discharges into the wetland and is then highly oxygenated and cooled which is critical for downstream aquatic resources. If the development is designed correctly then normal groundwater infiltration after a storm is converted to surface water runoff. So you are discharging warmer water with lower oxygen levels and at a faster pace. D. Whitney has incorporated features here that are critical for mitigating impacts of stormwater runoff. The infiltration galleries are critical and are design features that you would usually see in a larger development, or something commercial, or something that has a bigger impervious footprint. These features (a very conservative approach that E. Davison advised on and supports) will capture runoff from the roof which is generally clean, and also the driveway which is not always clean due to hydrocarbons or sand and salt used in the winter. Taking the runoff from the impervious surfaces and discharging it into a gallery and then into the ground will mimic preconstruction hydrology and prevent the biggest impact of development near the wetland. He also supports the boulder barriers because a physical barrier is going to decrease the likelihood of future homeowner encroachment and potential for wetland violations. The conservation easement provides the same function. 274 Northington Drive and 49 Stockbridge Drive contain the isolated wetlands #3. It is a low functioning wetland because it has no surface water connection to other wetlands. This wetland has only a very marginal hydrology from a wetlands perspective. It is a technical wetland though most lay people would walk through this and not realize that they are in a wetland. It does have value because it functions as a rain garden would it is a depression that can capture runoff in a storm and infiltrate it back into the groundwater. The two infiltration galleries that are proposed on 274 Northington Drive and 49 Stockbridge Drive will mimic that function and mitigate any impact that is associated with the development around wetlands area 3. There is a 20 foot buffer around wetlands #3 but he does not see an impact to that wetland. There is another wetland on 274 Northington Drive – wetlands #1 which is a significant wetland. This is the very upper reaches of that wetland and a boulder row would be useful at this location. With the 30 foot minimum buffer that D. Whitney added, E. Davison believes that you have properly mitigated impacts provided you have the other mitigation features such as the conservation easement and the infiltration gallery. The buffer widens to 50' which is he believes is an appropriate buffer for the edge of the wetlands at this point with the other mitigation measures. 274 Northington Drive is on the north side of the wetlands so any thermal impacts from sun exposure are not as severe. D. Whitney added that upon E. Davison's recommendation, he increased the conservation easement area to provide a minimum of 30' and added additional boulders even though wetlands #3 is not a significant wetlands. E. Davison added that the boulders should be installed at the edge of the disturbance and not beyond. 7 Saddle Ridge Drive has only a very small portion of wetlands on it which drains to Hawley Brook but that is a significant wetland that drains directly to the Farmington River. Most of the watershed is protected by Town owned open space and there is not a significant amount of developable land remaining in the upper part of the watershed. The buffer ranges from a minimum of 32' at its closest point to 75' at its widest point. There are mature oak trees surrounding the edge of this wetlands – at 50' there will be a fully preserved forested buffer around the wetlands. There will be a small bit of encroachment into the immediate forest cover and relatively minor diminution of the buffer function. The infiltration gallery mimics preconstruction hydrology by not discharging warm, low oxygen level water to the wetland. The infiltration gallery is in the swale where the water probably discharges to that wetland now. On 31 Stockbridge Drive, there is a minimum of a 40 foot buffer extending out to 64' at the

maximum. When you consider the conservation easement, the boulder wall, and the infiltration gallery, E. Davison does not believe that the 40 foot buffer will have an adverse impact on the wetlands.

Vice Chair Sacks asked what obligations does a homeowner have to put in the stormwater infiltration system and the boulder wall (or the alternative rainwater system). D. Whitney explained that once a lot is sold and the owner wants to develop it, he will have to hire an engineer to prepare a detailed site plan. The site plan will have to show the features that are on these approved feasibility plans and it will be reviewed by the Engineering Department and Planning & Zoning (E. Kyle) before a building permit is issued. In past wetlands applications with detailed site plans, the boulders were moved when the lots were cleared. Vice Chair Sacks then asked E. Davison if the buffer zone takes into account the steepness of the land. E. Davison said buffer widths do increase with slope but that generally applies when you are proposing no structural mitigation measures – when you are developing near a wetland without doing any kind of treatment of the stormwater. The increased slope increases the speed of the runoff and can slow the infiltration rate. E. Davison said that when D. Whitney does the design of the infiltration system he accounts for the slope in the capacity of the infiltration system. D. Whitney confirmed that. Vice Chair Sacks assumed that D. Whitney was talking about the water flowing from the house or a driveway but Vice Chair Sacks asked about converting large stretches of upland review area to lawn where the water flows thorough the lawn and down. He believes that water is not going into the stormwater infiltration system – it is going towards the wetland. E. Davison said that if you had a total of the volume of runoff from the site post development, the vast majority of that will be from impervious surfaces. If you carved all that out as being treated in the infiltration gallery, what would be left would be a relatively small strip of lawn in the back. The runoff coefficient for lawn is very low. Lawns are good at infiltrating runoff because the grass is so dense that it captures water and infiltrates it. Vice Chair Sacks believes that we have to take into consideration a large lawn that is being watered, treated with chemicals, and sprayed to reduce insects. Vice Chair Sacks would like to look at a before and after the house and driveway were built. E. Davison said that you always want to mimic pre-construction hydrology so they are treating runoff close to the source. The infiltration galleries are set into the topography to follow the natural hydrology so that the water will flow in a way that you would expect it to flow now. He does not believe there will be a big change to the watersheds of the property. D. Whitney said that they do not typically do pre- and post-development hydraulic analysis for single family residential lots because the area is relatively small. When the road system for Bridgewater Estates was built, drainage calculations, detention areas, and similar items were done so when the road system and drainage system for the entire subdivision was designed, it took into effect the increased impervious surface that was anticipated on each lot. The increased runoff from the site was already mitigated when the subdivision was designed. Using the oldest method to calculate runoff, there is a theoretical increase but it is insignificant. In summary, you do not get that much of an increase going from woods to lawn. Vice Chair Sacks asked about the quality of the water flow that goes down the slope and how the quality changes. E. Davison said that was why there is a 25-30 foot buffer for the wetlands. Vice Chair Sacks said that buffer does not cover a large amount of the trees that are upland. E. Davison said that the buffer was 30' at minimum but it was 60-75' for most of the lots. The natural wooded buffer can filter runoff and nutrients and these lawns are not overly large. He said an alternative would be an additional vegetated filter strip that would be required at the time of the individual

lot approval. Other alternatives would be linear rain gardens or buffer plantings that would be interior to the boulders. Vice Chair Sacks then asked about 274 Northington Drive that is a source of water for wetland #1. There is little additional conservation easement there and in one section of the lot there is a vernal pool. So the amount of water flowing to it is important and he believes that if you get a slight change in the nature of this environment, you could destroy the wetland. E. Davison replied that you are not diverting the water to a different discharge point – it is all flowing down to that same part of wetlands #1 and the infiltration gallery helps to make sure that happens in the same way that it does now – into the ground and down to the wetlands. He does not think you would see an increase or decrease in any significant way. D. Whitney reiterated that the area of disturbance on each lot is relatively small (1/2 acre) and the watersheds are large. He is mitigating the runoff from the impervious surface and the runoff from the lawn is insignificant. He has done more on these lots than is typical for single family residential lots and the whole function of the wetlands is to receive stormwater runoff and let it soak into the ground. He does not believe that the small amount of activity on these lots in such a large watershed will have a significant impact on the vernal pool. Vice Chair Sacks asked about the low functioning wetland on 49 Stockbridge Drive - if it was in transition and how long it would take before it becomes a much higher functioning wetland. E. Davison said that its limited function is the result of its physical characteristics and it is not connected to another wetland – it is just a very subtle depression on the landscape. It is important to preserve wetlands across a hydrologic gradient and some depression features could change due to climate change in decades or even centuries but this one does not have the physical characteristics to become anything else. Its value is that it serves to capture flow from a very small watershed and treat it. Any development project, even a shed or a garage, will change the way the wetlands and their buffers function. The question for the IWC is whether the change will result in an adverse impact and is the applicant providing mitigation or alternatives that would lessen the impact.

G. Gianini feels that the stormwater infiltration systems, the boulder rows, and boundaries are important. He asked about silt fences and hay bales and how long they are on the property. D. Whitney replied that erosion control measures last the life of the project (about a year to build a house) and can last years longer than that. They need to be inspected and repaired – maintenance during construction is important and that is the responsibility of the owner and the contractor working on the job site. E. Kyle will also do inspections periodically. G. Gianini asked what is done with the sediments collected and the erosion control material. D. Whitney said that sediment is typically taken off site and disposed of (there is not a vast amount of sediment) and erosion control should be taken down and removed. The area of disturbance on each lot varies but it is a relatively small amount of disturbed area and there is only a relatively short period of time where an average construction site is susceptible to erosion and sedimentation - generally the first few months of the project.

R. Breckinridge asked E. Davison if the vernal pool has always been there or it was formed after Northington Drive was put in. E. Davison believes that the vernal pool is a natural pool and was always there because there is no physical evidence that a hydrological change would have created it. R. Breckinridge asked if the three parcels are approved, what would be the effect on the vernal pools – would it increase, decrease or have no effect on the water flow. E. Davison said that 31 Stockbridge Drive is downstream of the vernal pool so the water would drain to the part of the wetlands that is below the vernal pool. He said that 274 Northington Drive is the only

lot that would drain to the part of the wetlands that could feed to the vernal pool – it discharges upslope or ahead of the vernal pool. E. Davison reiterated what D. Whitney said - you would get a nominal change in flow from that one lot because of the infiltration gallery. E. Davison does not see a change in the hydrology of these lots that would affect the vernal pool. R. Breckinridge asked if any pesticides used on these lots would be filtered because of the length of this whole wetlands. E. Davison said yes because at that point you are 300+ feet from the vernal pool that was mapped in the field. You would have to have a significant pesticide and herbicide source to contaminate that far downstream. The flow actually bypasses the vernal pool.

G. Gianini asked how far down a contractor would dig for a house on 31 Stockbridge Drive and what they would expect to hit considering that there is an outcropping. D. Whitney said that when you dig a foundation hole, you never know if you are going to hit rock or not. The house is going into a saddle between the rock outcrops in the back and the road – there does not seem to be a lot of rock outcrops where the house is proposed. If you hit rock, you have two choices: you raise the house up with fill and put your footings on top of the ledge, or you can blast. This plan shows the house about 6' in the ground so he can raise the house if he hits rock. Builders try to avoid blasting because of the cost. There is no walkout basement for 31 Stockbridge Drive so they are going to build right in the relatively flat area in the middle of the lot. G. Gianini asked about the cul de sac on 49 Stockbridge Drive. D. Whitney replied that the front of the house is going to be relatively close to the road there. The cul de sac for Stockbridge Drive is temporary so there is an easement on 49 Stockbridge Drive and also across the street on 50. When the road eventually goes through, the two semicircles on either of the adjacent lots, will become grass after the pavement is removed. The front building line here is 40' so D. Whitney has the house as far forward as possible. G. Gianini asked if the drainpipe on 7 Saddle Ridge Drive was a suggestion and if anyone buying the property could have a different approach. D. Whitney replied that that is the foundation drain outlet pipe – it needs to be at a low point on the lot so that pipe will be encroaching into the conservation easement area because there is no other way to drain the basement dry but the amount of flow coming out of a foundation drain outlet pipe is minuscule. The rooftop water and the runoff from the driveway will be going into the infiltration system.

M. Beauchamp asked where the water flows into this wetlands - the major inlets. He is concerned that the wetlands are surrounded by a road. D. Whitney answered that it comes from the area around it – it is a low lying area so water from the road discharges into it, water falls directly on top of it, and water from adjacent lots flow into it. It is not fed by any watercourse – basically it is a low lying spot in the topography that collects water. M. Beauchamp asked where the steepest slopes are around this wetlands. D. Whitney referenced the watershed map to show water flow direction from the high point shown by the blue line. M. Beauchamp asked if 49 Stockbridge Drive and 274 Northington Drive were blocking any sort of natural inlet to the wetlands. D. Whitney confirmed that they were not – they are relatively flat. Wetlands #3 is in the middle which is a shallow depression in the middle of these two flat lots but they are not blocking the water – there is some water that flows across these lots to the wetlands. M. Beauchamp asked if there was a natural watercourse that flows between 49 Stockbridge Drive and 274 Northington Drive towards those wetlands and whether anything from the secondary wetlands will flow into the big wetlands. D. Whitney said that if wetlands #3 fills up and

overflows, it will flow into wetlands #1. The land is naturally higher so that is why there is this area of non wetlands between the two.

C. Hauss and K. Tobin had no questions. D. Whitney reiterated that E. Davison said that with the mitigations proposed, he does not believe there will be significant adverse impacts to the wetlands. D. Whitney said that the Applicant has satisfied all the requests on E. Kyle's two memos. E. Kyle recommends as conditions modifying the boulder row area on 49 Stockbridge Drive and 274 Northington Drive and putting in infiltration systems which she believes is necessary for any construction on these lots. The proposed pools have been removed which was one of her original conditions.

Chair Feldman asked for a Motion regarding 274 Northington Drive, 7 Saddle Ridge Drive, and 31 and 49 Stockbridge Drive but not 250 and 256 Northington Drive. Vice Chair Sacks would like to look at these lots separately because he feels that there are significant differences among these properties. Two areas are headwaters which are very important and some areas have sharp inclines.

G. Gianini made a Motion to Approve Application #781 with respect to 274 Northington Drive.
R. Breckinridge seconded. The Motion passed 5-1 as all Commissioners (except K. Tobin who is not voting on any lot because he joined the IWC after this Application had previously been discussed) voted in favor except Vice Chair Sacks who abstained because he would like more discussion. Chair Feldman said that the IWC has had discussion as to general concerns and concerns over specific lots so he feels that the discussion was adequate to address all the lots. C. Hauss made a Motion to Approve Application #781 with respect to 7 Saddle Ridge Drive. G. Gianini seconded. R. Breckinridge, Chair Feldman and G. Gianini voted in favor. M.
Beauchamp, C. Hauss and Vice Chair Sacks opposed. The Motion did not pass as it is a tie vote, 3-3. M. Beauchamp made a Motion to Approve Application #781 with respect to 31 Stockbridge Drive. C. Hauss seconded. All Commissioners voted in favor except Vice Chair Sacks who opposed. The Motion passed 5-1. G. Gianini made a Motion to Approve Application #781 with respect to 49 Stockbridge Drive. R. Breckinridge seconded. The Motion passed 5-1 with Vice Chair Sacks abstaining.

- II. COMMUNICATIONS FROM THE PUBLIC: None.
- III. STAFF AND COMMISSION COMMENTS (unrelated to any Application):

E. Kyle listed three training opportunities for the Commissioners: Connecticut Association of Conservation and Inland Wetland Commission's Annual Meeting on Saturday, October 29; a forest and wetlands swales workshop taking place in Burlington at the Session Woods complex on October 12, 14 or 16; and a third related to forestry that E. Kyle will send information on to the Commissioners.

## IV. APPROVAL OF MINUTES: June 13, 2022 – Special Meeting

R. Breckinridge made a Motion to Approve the June 13, 2022 meeting minutes. Vice Chair Sacks seconded. The Motion passed unanimously.

## V. NEXT REGULARLY SCHEDULED MEETING: October 11, 2022

Vice Chair Sacks made a Motion to Adjourn. M. Beauchamp seconded. The Motion passed unanimously.

There being no further business, the meeting adjourned at 9:21 p.m.

Janet Stokesbury Clerk, Inland Wetlands Commission Town of Avon Department of Planning and Community Development