

INLAND WETLANDS AND WATERCOURSES COMMISSION MEETING
MONDAY, JULY 2, 2012 **TOWN HALL 7:00 P.M.**

Present: Chairman Bruce Burnett, Susan Ryan, Robert Orciari, David Keepin, Robert Wesneski, Victoria Elliott, Alternate Marie Etter and Alternate Tim Bobroske **Absent:** Don Prigitano

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Burnett called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate M. Etter seated for D. Prigitano. Chairman Burnett welcomes new Alternate Member Tim Bobroske.

2. APPROVE MINUTES OF PREVIOUS MEETING: 6/4/12.

S. Ryan **motioned** to approve the minutes with one correction to page 1, item 5, line 10 to read as follows: "...Mr. McMorrow states that a **connecting** (omit "compression") swale could be..." R. Wesneski seconded the motion and it passed unanimously.

3. DECISION - PAUL HONIG – APPLICATION FOR TENNIS COURT, 71 TOWN LINE ROAD.

Mr. McMorrow, P.E., Berkshire Engineering and Mrs. Honig are present. Plans by Berkshire Engineering titled Sheet S1: Site Plan for Proposed Tennis Court, dated 6/4/12, Sheet E1: Erosion and Sedimentation Control Plan for Proposed Tennis Court and Sheet D1: Proposed Tennis Court Details and Notes are reviewed. Mr. McMorrow explains there will be a connecting grass swale between the two ponds. Plantings for the proposed rain gardens will be discussed between the applicant and CR3, Landscaping Architects, previously contracted by Mr. Honig for an earlier site plan. M. Etter **motioned** to approve the application, seconded by S. Ryan. Motion passed unanimously. LUC Redmond notes that the DEEP Form is outstanding. Mr. McMorrow will submit.

4. DECISION - FRED PESCE – APPLICATION FOR AFTER-THE-FACT ACTIVITIES, 529 BURLINGTON ROAD.

Robert Green, Robert Green Associates, is present to represent. Plans by Robert Green, Robert Green Associates, LLC, titled Site Plan for Farm Stand, Assessors Lot 10, dated 1/19/11 and stamped by Robert Green, L.S. and Joseph Green, P.E. are reviewed along with a letter dated *July 26, 2012 (*should be June) from Sean Hayden, Soil Scientist, Northwest Conservation District. The commission asks that Sean Hayden confirm calculations on amount of material to be removed as that is what the Commission is considering as part of the application. They also ask for Sean Hayden's opinion on whether or not he believes remediation is an alternative or whether it is best to leave the area as is. The Commission also asks that Sean Hayden look at alternatives to improve the wetlands habitat. The Commission requested that five test pits be dug, approximately 50 feet apart, and Robert Green agreed to do this with locations noted on his set of plans. The test pits are to be conducted for analysis of fill and Sean Hayden and IWZEO Karen Nelson must be present to witness this. LUC Redmond will send a letter to Sean Hayden requesting this information and that Sean Hayden is to call Robert Green to set a date and time when he would be available to work with him. The Commission requested of Robert Green to clearly mark on the site plan the area subject to the Cease and Desist Order issued by IWZEO Karen Nelson and also asked if there is DOT reasoning on why the proposed access areas are better than another. He will report this information at the Commission's next meeting on August 6, 2012. S. Ryan **motioned** to not accept the application for the reason that it is incomplete. R. Wesneski seconded the motion and it passed unanimously.

5. MICHAEL OREFICE – APPLICATION FOR PLACEMENT OF AGRICULTURE BUILDING, 231 LEAD MINE BROOK ROAD.

Mr. Orefice is present and supplies a Preliminary Site Plan titled Easement Plan to SNET by Stuart Somers Co., LLC dated 8/18/2000 and a Site Development Plan dated 6-1-2000 showing his 100± parcel with frontage on Lead Mine Brook Road and Birge Park Road. Mr. Orefice has sketched in the location of a proposed 20' x 25' structure that is 50 feet from wetlands. Mr. Orefice notes that the structure will be in the regulated area but placement will not disturb the wetlands. The structure is the old "Four Corners School" currently located on the corner of Woodchuck Lane and Route 4 (Fenn property). He purchased the building, will dismantle it and reconstruct it on his property to conduct Agricultural Tourism. His plan is to construct a driveway opening using an existing access to fields off of Route 4/Birge Park Road. Access and parking plans will be presented as the project moves forward. R. Wesneski **motioned** to approve the application for reconstruction of the 20' x 25' structure as a use of right/agricultural use, seconded by R. Orciari. Motion passed with M. Etter abstaining from vote.

6. KARA ONEGLIA – APPLICATION FOR SINGLE FAMILY DWELLING, CORNER OF BREEZY HILL ROAD AND GREEN ACRES ROAD.

Dennis McMorro, P.E., Berkshire Engineering is present to represent. Plans by Berkshire Engineering dated 6/26/12 titled Septic System Design Lot 34 are reviewed. TAHD approval is pending. Proposed activities, house and driveway are within the regulated area with no direct impact to wetlands. S. Ryan states that she would prefer to see the house located further then the 54.3' from the wetlands. D. McMorro points out that it may be difficult to relocate due to curtain drains but will review the site and investigate options. The property contains 2.66± acres in a Town Residential zone containing approximately 1.2 acres of wetlands flagged by George T. Malia, Soil Scientist. Erosion and Sedimentation Control Notes are on the site plans presented. R. Wesneski **motioned** to accept the application as a regulated non-significant activity with the provision that D. McMorro provide a possible alternate plan for the proposed house. V. Elliott seconded the motion and it passed unanimously.

7. HEATHER VERDONE/OWNER, LUIS & ENIG SILVA – APPLICATION FOR SINGLE FAMILY DWELLING, LOT 4, WINDMERE SUBDIVISION, BREEZY HILL ROAD.

Dennis McMorro, P.E., Berkshire Engineering is present to represent along with applicant/option holder Luis Silva. Property is owned by Heather Verdone. Plans by Berkshire Engineering dated 6/27/12 titled Septic System Design, Lot 4 are reviewed. TAHD approval is pending. Site plans show a wetland crossing for construction of the driveway. R. Orciari notes that there is a large amount of impervious surface with the length of the driveway and turnaround in the area of the garage. D. McMorro states that deep hole test pits in the front of the property didn't pass for suitable septic location forcing the driveway location to be moved and extended to the back of the property. Relocating the house to the front of the property would bring it much closer to wetlands. Positioning the garage on the south side of the house as opposed to the north is discussed along with relocating the house further to the back of the property. Mr. Silva states that it is preferred to have the garage located on the north side and moving the house back further would bring it closer to the power lines. Mr. Silva suggests that mitigation of wetlands could be done and a gravel driveway with sedimentation basin could be proposed. Mr. McMorro adds that a basin could be located west of the driveway by the garage and the driveway could be tipped up with a lawn drain installed. The property contains 4.79± acres in a Town Residential zone with approximately 1.2 acres of wetlands and wetlands flagged by George T. Malia, Soil Scientist. Erosion and Sedimentation Control Notes are on the site plans presented. M. Etter **motioned** to accept the application as a regulated non-significant activity with applicant agreeing to show additional proposals and details for minimizing driveway runoff and reduction of impact to wetlands. V. Elliott seconded the motion and it passed unanimously.

8. ANY OTHER BUSINESS.

LUC Redmond reports that she signed off on the Tylutki application for an inground pool, 190 Weingart Road. The Tylutkis hired a soil scientist and confirmed that activities were not within the regulated area.

9. COMPLAINTS/ENFORCEMENT ACTIONS.

IWZEO Karen Nelson's report dated 7/2/12 is received.

10. CORRESPONDENCE.

Brochure from King's Mark received and will remain on file in the Land Use office.
CT Association of Conservation and Inland Wetlands Commission membership renewal is due.

11. INVOICES.

None.

12. ADJOURN.

S. Ryan **motioned** to adjourn the meeting at 8:55 p.m., seconded by R. Wesneski. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator