

**INLAND WETLANDS AND WATERCOURSES COMMISSION MEETING**  
**MONDAY, APRIL 7, 2014**                      **TOWN HALL**    **7:00 P.M.**

Present: Chairman Bruce Burnett, Susan Ryan, Robert Orciari, Don Prigitano, Victoria Elliott, Alternate Member Marie Etter, Alternate Member Tim Bobroske (arriving at 7:07 p.m.) and Land Use Coordinator Polly Redmond  
Absent: Robert Wesneski and Paul Whiton

**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 Member M. Etter seated for R. Wesneski.

**2. APPROVE MINUTES OF PREVIOUS SPECIAL MEETING: 3/3/14**

D. Prigitano **motioned** to approve the minutes of the previous meeting, seconded by V. Elliott. Motion passed unanimously with S. Ryan refraining from vote due to her absence at the 3/3/14 meeting.

**3. DECISION - JAMES DELAY/APPLICANT – PICKETT BROOK PROPERTY/OWNER – APPLICATION FOR SEPTIC REPAIR, 50 WOODCHUCK LANE.**

Joseph Green, P.E., Robert Green Associates is present along with Mr. Delay. TAHD approved the application for septic repair with conditions. M. Etter **motioned** to approve the application as a regulated non-significant activity for repair of septic and for a 26.33' x 26.33' addition (previously reviewed at the Commission's March meeting) as shown on plans titled Septic System Repair for James Delay, 50 Woodchuck Lane, property owned by Pickett Brook Property, LLC, prepared by Robert Green Associates dated 2/20/14. Application on file includes the application for the addition. LUC Redmond informs Mr. Delay of an outstanding \$170.00 fee due. Motion seconded by R. Orciari and passed unanimously. LUC Redmond questions if it has been determined whether the house will be taken down and rebuilt on the same footprint. Jared Braddock, Supreme Industries/Pickett Brook Property who is present explains that it is still not determined but that there will be no excavation activities if the house is rebuilt or for the garage addition.

T. Bobroske arrives and is seated for P. Whiton

**4. DECISION - PICKETT BROOK PROPERTY, LLC – APPLICATION FOR TWO-LOT RE-SUBDIVISION, 50 WOODCHUCK LANE.**

Joseph Green, P.E., Robert Green Associates is present and provides a revised copy (3/31/14) of Sheet 3 of 5 Topographic Map and Site Development Map at 20 scale to show E&S measures as requested at the last IWWC meeting. TAHD approval dated 3/7/14 has been received and is read by Chairman Burnett. R. Orciari **motioned** to approve the application as a regulated non-significant activity as shown on plans by Robert Green Associates titled Resubdivision Map, Assessors Lot 1201, Fennwood, dated 2/14/14 include Sheet 2 of 4 Topographic Map and Site Development Map, dated 2/14/14, Sheet 3 of 4 and 4 of 4 Miscellaneous Notes and Details, dated 2/14/14. S. Ryan seconded the motion and it passed unanimously.

**5. MICHAEL SHERMAN, LAUREL ENGINEERING, FOR BIRGE PARK COMMONS – SEPTIC SYSTEM DESIGN REVIEW AND 1466 S.F. ADDITION TO COMMERCIAL BUILDING, 178 BIRGE PARK ROAD.**

LUC Redmond has been informed that the applicant is not ready to present.

**6. ANDREW BOSSE, ANDREW BOSSE FORESTRY SERVICE, FOR SEAN & BROOKE CHENEY – TIMBER HARVEST, 144 MANSFIELD ROAD.**

Mr. Bosse is present and explains best management practices for the timber harvest that shall take place on approximately 96 acres between the Cheney residence and the Brewerton's residence (adjacent property) located at 130 Mansfield Road. Harvesting will be done by TR Landworks, East Hartland, CT. A description of work remains on file with the application for Declaratory Ruling. R. Orciari **motioned** to approve the activity as a right of use for silvaculture practices, seconded by M. Etter. Motion passed unanimously.

**7. REVIEW IWWC DECISION TO UPHOLD CEASE AND CORRECT ORDER AGAINST FRED PESCE FOR AFTER-THE-FACT ACTIVITIES OF DEPOSITION OF MATERIAL AND POLLUTION INTO REGULATED AREAS WITHOUT A PERMIT, 529 BURLINGTON ROAD. CEASE AND CORRECT ORDER ISSUED BY FORMER ZEO KAREN NELSON DATED 12/20/12.**

No one is present to represent. Chairman Burnett reads an email he received from IWZEO David Perkins dated 4/6/14 regarding the Pesce Cease and Correct Order and notes that the as-built of the Pesce property should be delivered to the Commission in May. Letter remains on file in the Land Use office.

Some Commissioners have concerns over the IWZEO's lack of attendance at IWWC meetings and some are concerned over lack of reporting on his part.

S. Ryan **motioned** to uphold the Cease and Correct Order, seconded by M. Etter. Motion passed 5-1 with T. Bobroske stating he is opposed to the motion.

**8. COMPLAINTS/ENFORCEMENT ACTIONS.** None.

**9. ANY OTHER BUSINESS.**

LUC Redmond reports sign off on a 12' x 30' shed, 57 Mansfield Road. Property contains no wetlands.

Mr. James Buss, Catlin Road, member of LHA is present to update the Commission on the condition and treatment options of Lake Harwinton. Treatment options include use of barley bags or a product called Filtrex, sold by Supreme Industries that counteracts with algae. Mr. Buss questions what needs to be done through the IWWC with the Commission stating no applications would be required but thanks him for keeping them informed.

**10. CORRESPONDENCE.**

\*Copy of letter from LUC Redmond to ZEO David Perkins sent at the request of the Zoning Commission regarding the importance of communication between him and the commission.

\*Notices of Aquatic Weed Control measures to be taken at properties located on Bogue Road and Spring Hill.

\*Nomination form for National Youth Service Day received.

\*Copy of comments received from Town Atty. Michael Rybak regarding Equestrian Estates' lot line revision between lots 1 and 21. Chairman Burnett reads the email that Atty. Rybak sent. Alternate Member T. Bobroske questions whether the email can be placed on the land records of Pickett Brook Property because of the great detail outlining the lot line revision and the history of the subdivision. T. Bobroske **motioned** to place the email of Town Atty. Michael Rybak on the land records for informational purposes only, seconded by V. Elliott. Motion passed unanimously. (LUC Redmond will check whether filing of such a document is permitted.)

\*Email from First Selectman Michael Criss stating it is mandatory for land use commissioners to attend a Training Workshop to be held here at town hall with Bruce Hyde, AICP, Center for Land Use Education and Research, UCONN. Option dates were given. LUC Redmond would like to hold the workshop on Tuesday, May 13, 2014 from 6-8 p.m. so it will not interfere with any land use commission meetings. A Special Meeting notice will be filed and mailed out for May 13, 2014. (S. Ryan states her inability to attend on that date.)

\*It is noted that three members are up for nomination at Town Meeting. Those members are R. Orciari, R. Wesneski and D. Prigitano. R. Orciari requests that Alternate Member M. Etter be up for nomination in his place as a Regular Member and he will stay on the commission as an Alternate Member.

**11. INVOICES.** None.

**12. ADJOURN.**

S. Ryan **motioned** to adjourn the meeting at 8:20 p.m., seconded by M. Etter. Motion passed unanimously.

Respectfully submitted,  
Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 4-10-14 AT 1:44 pm  
ATTEST NANCY E. ELDRIDGE TOWN CLERK