

INLAND WETLANDS AND WATERCOURSES COMMISSION MEETING
MONDAY, APRIL 6, 2015
TOWN HALL 7:00 P.M.

Present: Chairman Bruce Burnett, Susan Ryan, Marie Etter, Donald Prigitano, Robert Wesneski, Alternate Member Robert Orciari, Inland Wetlands Enforcement Officer David Perkins and Land Use Coordinator Polly Redmond
Absent: Victoria Elliott 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 R. Orciari seated for P. Whiton.

2. APPROVE MINUTES OF PREVIOUS MEETING: 3/5/15

Discussion ensues regarding Item 3 of the 3/5/15 meeting minutes and whether material to be brought in for Mr. Truskauskas' barn (application approved by IWWC 3/5/15) would be rip rap or fill. Chairman Burnett asks IWZEO Perkins to investigate what type of material will be brought in and inform the Commission at the next meeting. D. Prigitano **motioned** to approve the minutes of the previous meeting, seconded by M. Etter. Motion passed unanimously.

The date in Item 3, line one should be amended to read 2015.

3. LUC TARDIFF – DISCUSSION/POSSIBLE DECISION - APPLICATION FOR 50' X 50' STORAGE BUILDING, 112 VALLEY ROAD.

Mr. Brent Lafferty is present to represent. A site plan prepared for Edward and Cheryl Carpenter (previous owners), 112 Valley Road, dated 7/13/94 is once again reviewed with Mr. Lafferty pointing out the location of what will be six piers placed into the ground to support an overhead roof (no walls). The location, drawn in by hand, already contains a concrete slab where equipment is kept, and will be used as the floor of the cover-it. Mr. Lafferty explains that the existing slab has a 2% pitch away from wetlands towards an existing shed, and is 55 feet away from a pond located on the property. Any runoff flows down towards an existing swale on the south side of the property. Upon questioning by LUC Redmond if earth material will be stored under this structure, Mr. Lafferty replies, no. D. Prigitano refers to a question he asked at the last IWWC meeting regarding cinder blocks that will be used for containment of any spills with Mr. Lafferty explaining that concrete blocks are already in place. R. Orciari **motioned** to approve the application as a regulated non-significant activity as presented on a map of 112 Valley Road. R. Wesneski adds a friendly amendment that the IWZEO is to check on drainage in this area. Motion is seconded by S. Ryan and passed unanimously.

4. WALTER & SUSAN MACDONALD – APPLICATION FOR TWO-LOT SUBDIVISION, 534 PLYMOUTH ROAD, ASSESSORS MAP NO. D2-02-0008 (VACANT LAND).

Joseph Green, P.E., Robert Green Associates, is present to represent. Subdivision Map prepared by Robert Green Associates, titled Stone Hill Estates, dated 4/1/15, includes Sheet 2 of 4, a Topographic Map & Site Development Map, dated 4/1/15, and Sheets 3 of 4 and 4 of 4, Miscellaneous Notes and Details, dated 4/1/15 are reviewed. The property is located in a Country Residential zone containing 7.746 acres (Assessors Street card and file deed note 10 acres) with 2.147 acres of wetlands. Wetlands have been identified in the field by Soil Science and Environmental Services, Inc. with a report from 8/31/2006 on file. Lot 8-1 will contain 2.297 acres and is subject to an easement to use and maintain an entire pond area along with Lot 8-2. Lot 8-2 will contain 5.449 acres. Mr. Green points out a proposed 36 inch RCP pipe that will be constructed in the stream with notation on plan that this activity will meet DEEP requirements. Notation on the plans calls for placement of various stone size tailings in the culvert and also in the streambed where the existing streambed is disturbed. The proposed house on Lot 8-1 shall be approximately 70 feet to wetlands with the driveway being proposed approximately 70 feet to a wetland. The proposed house on Lot 8-2 shall be approximately 40 feet to a wetland with the driveway crossing a

wetland between WL4 and WL5 and between WL9 and WL10 and at WL11 and WL12. R. Orciari asks for a calculation of wetlands on each house site that Mr. Green agrees to supply. R. Orciari questions whether there would be any special techniques when constructing the driveway on Lot 8-2 with Mr. Green stating that there will not be any major fill or cutting; that the soil will be stripped and gravel will be laid down. R. Orciari notes that there will be a lot of work going into pumping the sewage from the house out to the septic and that runoff into the basement may be a concern. He states that it is his belief that though this plan shows feasibility, it may not be prudent. Chairman Burnett refers to the shared pond and questions whether there is a walking path proposed for Lot 8-2 to get to the pond or will the owners have to cross the wetlands to get to it. Mr. Green replies that the owners could just walk around the wetlands and that no path is being proposed. ZEO Perkins questions whether there is any drainage work on the driveway of Lot 8-2 with Mr. Green replying that there is no drainage plan required; they will fill in the section of wetlands where the crossing is proposed. Upon questioning whether the driveway could be pitched away from the wetlands, to the south, Mr. Green agrees that it can. R. Wesneski states that he is uncertain of whether this proposal is significant or non-significant and has concerns with the 36 inch pipe being placed in the culvert with no details being provided. R. Wesneski **motioned** to accept the application as a regulated non-significant activity with the following information to be provided at the next IWWC meeting:

- *Percentage of wetlands on each lot;
- *Show existing tree line and clearing limits;
- *Cross-section of driveways;
- *Show access to septic location on Lot 8-2
- *Provide date of first cut; and
- *Have a soil scientist determine if the area encompassing Wetlands Markers #45-58 is a vernal pool.

R. Orciari states for the record that he has concerns with developing Lot 8-2 with S. Ryan agreeing that she also does.

D. Prigitano seconded the motion and it passed unanimously.

5. SARAH MASTROBATTISTO & MICHAEL MASTROBATTISTO – APPLICATION FOR THREE-LOT SUBDIVISION, WILDCAT HILL ROAD AND DELAY ROAD, ASSESSORS MAP NO. B5-04-0018.

Joseph Green, P.E., Robert Green Associates, is present to represent. Subdivision Map prepared by Robert Green Associates, titled Equestrian Acres, dated 1/12/15, includes Sheet 2 of 4, a Topographic Map & Site Development Map, dated 1/12/15, and Sheets 3 of 4 and 4 of 4, Miscellaneous Notes and Details, dated 1/12/15 are reviewed. The property is located in a Country Residential zone containing 18.34 acres with wetlands delineated on the Subdivision Map (no acreage amount given). Project Document Report prepared by Robert Green Associates, dated 1/12/15, includes Wetlands/Watercourses and Soil Report from a site inspection date of 8/26/2008 & 8/27/2008. Lot 18, the original lot, supports an existing house and septic, driveway and barn with frontage on Wildcat Hill Road, will retain 11.92 acres. Lot 18-1, with frontage on Delay Road, will contain 3.88 acres and Lot 18-2, with frontage on Delay Road, will contain 2.54 acres. Mr. Green points out one watercourse (in front of Lot 18-2) and also one intermittent watercourse that was created by town drainage in the street and states that it is proposed, through the town, to extend the drainage down to an area he points to on the site plan that will eliminate the portion of the intermittent watercourse. He states that the Mastrobattisto's will put in a catch basin in that area and that Sarah Mastrobattisto spoke with Highway Supervisor John Fredsall who stated he would like to have the swale changed and thought that moving it would be a better solution. LUC Redmond will check with Highway Supervisor John Fredsall regarding this information. Chairman Burnett questions the regulated activity as being only in the area of the septic fields on Lot 18-1 with Mr. Green in agreement that the septic field is right up to the buffer. R. Wesneski states that the driveway for Lot 18-2 is also in a regulated area with Mr. Green stating that the proposed driveway is an old wood road and is not in wetland soils.

D. Prigitano questions whether there are wetlands off site to the east with Mr. Green replying that it becomes a fine line when delineating wetlands on other land. R. Wesneski **motioned** to accept the application as a regulated non-significant activity with the following information to be provided at the next IWWC meeting:

- *information after discussion with Highway Supervisor John Fredsall on the catch basin and pipe; and
- *information on wetlands to the east.

R. Orciari questions whether the stream is perennial with Mr. Green stating he believes it to be intermittent. R. Orciari states that with the high water table there is possibility of flooding and questions whether the driveway will have issues? He suggests that perhaps rip rapping the bank would be needed.

D. Prigitano seconded the motion and it passed unanimously.

6. ANY OTHER BUSINESS.

IWZEO David Perkins updates the Commission on his site inspection to Fred Pesce's property and submits photos he took of the new pipe installed at the end of the driveway. DOT wishes to pave the area over the pipe, approximately 10 feet in from the road, to lessen pavement erosion.

Election of Officers takes place with all members in agreement that Chairman Burnett should retain his seat as Chairman and Secretary Susan Ryan should retain her seat as Secretary. Motion made by M. Etter, seconded by R. Wesneski. Motion passed unanimously.

M. Etter and IWZEO D. Perkins update the Commission on the CAWS Conference they attended last month.

No signoffs by Land Use Coordinator.

7. COMPLAINTS/ENFORCEMENT ACTIONS.

None.

8. CORRESPONDENCE.

Correspondence from DOT has been received regarding bridge repair work to be done on Route 4 over the West Branch of Leadmine Brook in the late summer of 2016.

Correspondence from Torrington Area Youth Bureau giving information on Youth Service Day and providing nomination form for awards.

9. INVOICES.

None.

10. ADJOURN.

D. Prigitano **motioned** to adjourn the meeting at 8:10 p.m., seconded by M. Etter. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 04/14/15 AT 2:11 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK