

INLAND WETLANDS AND WATERCOURSES COMMISSION
MONDAY, FEBRUARY 1, 2021 7:00 P.M.
VIRTUAL MEETING – WEBEX

Present: Chairman Bruce Burnett, Susan Ryan, Todd Werner, Eric Rahn, Robert Wesneski, and Land Use Coordinator Polly Redmond

Absent: Timothy Bobroske, Merrill French and Alternate Member Leah Blake

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Burnett called the meeting to order at 7:00 p.m. All members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 6/1/2020

R. Wesneski **motioned** to approve the minutes of 6/1/2020, seconded by E. Rahn. Motion passed unanimously with S. Ryan refraining from voting due to her absence at the 6/1/2020 meeting.

3. KEVIN MADORE – APPLICATION FOR SINGLE FAMILY DWELLING, LOT 5, CLEARVIEW ESTATES (1988), WEINGART ROAD.

Tom Carey, Thomas Custom Builders, is present to represent the applicant. Plans prepared by Colby Engineering titled Site Development Plan, 12/30/2020, have been sent to each Commissioner. Mr. Carey states that Bill Colby did soil testing on this property and has provided the plan showing house and septic with Torrington Area Health District giving approval of the septic design on 12/9/2020. The lot is part of a 1988 approved Subdivision and was brought before the IWWC in 2010 for site plan review and received approval for the house to be located 50 feet from a wetland and the septic location approximately 60 feet from the road. The Madore plan now shows the septic location 50 feet from a wetland and the house location approximately 60 feet from the road with Mr. Carey explaining that this was done to minimize activity close to the wetlands. R. Wesneski agrees that there is less proposed activity with a septic system 50 feet from wetlands as opposed to a house with outdoor activity and possible structures. It is noted that the septic system will be a raised system sitting above ground and the house will be built on a slab with no basement. Mr. Carey explains that the proposed driveway location in the subdivision approval has changed with this plan in order to minimize activity going downgrade towards the wetland. The driveway opening already exists and the paved apron is already installed with the proposed driveway to now run along the front of the property and close to the road. Upon questioning by R. Wesneski regarding the 15-inch culvert and where it drains to, Mr. Carey explains that at the edge of the CL&P Easement at the south front corner, a pipe goes along that easement line to a very vegetated swale and then further down to the wetland below. The pipe barely goes across the road and will be placed under the proposed driveway so that it won't interfere with the septic system. S. Ryan **motioned** to accept the application as a regulated non-significant activity, seconded by R. Wesneski. Motion passed unanimously. The application will be set on the March 1, 2021 IWWC agenda for a decision.

4. COMPLAINTS/ENFORCEMENT ACTIONS/REPORTS. None.

5. ANY OTHER BUSINESS. None.

6. CORRESPONDENCE. None.

7. INVOICES. None.

8. ADJOURN.

S. Ryan **motioned** to adjourn the meeting at 7:30 p.m., seconded by R. Wesneski. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 2-8-2021 AT 1:25 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK