

NOTE: These Minutes are subject to Agency approval at next regular meeting.

Chester Inland Wetlands & Watercourses Agency  
Regular Meeting, March 3, 2014  
Page 1 of 5

1. Call to Order

The Chester Inland Wetlands & Watercourses Agency held its regular meeting on Monday, March 3, 2014, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Al Bisacky, Sally Sanders, Christine Darnell and Kim Senay. Anna Sweeney, Wetlands Compliance Officer, was also present. Chairman Bisacky called the meeting to order at 7:00 PM.

2. Minutes – January 6, 2014 Regular Meeting Minutes

**Motion by Sanders, second by Darnell, to approve January 6, 2014 Minutes. Voting in favor – Sanders, Darnell, Senay, Bisacky. Opposed – none. Motion Carried.**

3. Audience of Citizens – none.

**Motion by Sanders, second by Darnell, to move Agenda Item #4 in conjunction with Agenda Item #9. Voting in favor – Sanders, Darnell, Senay, Bisacky. Opposed – none. Motion Carried.**

5. Nucci, 35 Airport Industrial Park Road – transfer of permit

Chairman Bisacky noted this was tabled at the last meeting. He reviewed the prior approval and permit with included a condition requiring a bond for plantings. Joel Nucci was present. He noted the building will be the same with no changes. **Motion by Sanders, second by Darnell, to approve Nucci transfer of permit with bond for 35 Airport Industrial Park Road.** Brief discussion followed regarding fencing. Mr. Nucci noted there would be fencing at the front and both sides of the property, but nothing in the back near the wetlands. It would be a decorative security fence. No changes are proposed to the previously approved planting plan or drainage. **Voting in favor – Sanders, Darnell, Senay, Bisacky. Opposed – none. Motion Carried.**

6. Application #14-1 – William & Angela Ruel, Castle View Extension – single family home

Chairman Bisacky noted this application was received in January. The January Minutes were reviewed relative to discussion regarding infiltration areas. Chairman Bisacky noted the wetlands buffer remains the same. Bill Ruel was present. He noted the compensatory storage area and the elevation increase for FEMA were both added to the plans. House plans have not been drawn up yet. **Motion by Sanders, second by Darnell, to approve Application #14-1 William & Angela Ruel, Castle View Ext. for single family home as presented. Voting in favor – Sanders, Darnell, Senay, Bisacky. Opposed – none. Motion Carried.**

7. Application #14-2 – Hayes Haven Marina, Dock Road – Bulkhead Repair

Chairman Bisacky noted this application was received in January. He noted the application was fully discussed at the last meeting. It was also noted approvals have already been received from DEEP. **Motion by Senay, second by Sanders, to approve Application #14-2 Hayes Haven Marina, Dock Road for bulkhead repair. Voting in favor – Senay, Sanders, Darnell, Bisacky. Opposed – none. Motion Carried.**

NOTE: These Minutes are subject to Agency approval at next regular meeting.

Chester Inland Wetlands & Watercourses Agency  
Regular Meeting, March 3, 2014  
Page 2 of 5

8. Application #14-3 – Town of Chester, Main Street Improvements

It is noted for the record Chairman Bisacky recused himself from this application as he is a member of the Main Street Project Committee working on the Main Street Improvements.

First Selectman Ed Meehan and Gary Giroux, Professional Engineer from Stadia Engineering Associates were present.

First Selectman Meehan noted this project is known as Main Street Phase 1. It is a project being developed by the Main Street Project Committee on behalf of the Board of Selectmen. The project grows out of the Master Plan for the Town Center identifying 3 phases – Center of Town, West Main Street/Water Street and Main Street Phase. Meehan noted the Committee picked this phase to proceed because of work being done on the Main Street Bridge by the ConnDOT scheduled for January 2016. It is the Committee's intent to move this through engineering and get to construction in 2014-2015. First Selectman Meehan noted they are pretty close to funding. A STEAP Grant was awarded last week in the amount of \$450,000. There is also other STEAP Grant money and money in the Capital Improvement Budget for this project.

Gary Giroux introduced himself. He noted this project starts at Laurel Hill Cemetery and work its way east to Middlesex Avenue. It will include total reconstruction of Main Street (East) which will involve reclaiming existing pavement and sub base and reusing it, reforming and paving on top of it, new curbing, new drainage the entire length, reshaping the entire surface of the road so it drains properly and peripheral landscaping. This project involves fixing and expanding the parking lot in the Cemetery.

Gary Giroux explained the project involves three areas of wetlands. The first one is Laurel Hill Cemetery. The wetlands are flagged. He pointed out the culvert crossing Main Street. The work involved within the Cemetery will be fixing up the pavement and reworking the drainage. A new basin will be installed. Mr. Giroux reviewed the new drainage scheme. He noted there will be minimal work in the wetlands itself. Giroux noted the whole parking lot area will be paved and some additional lighting will be added. He also noted no wetlands will be removed from the Town's inventory.

Gary Giroux reviewed the existing culvert to be removed and replaced. He noted the design standards are for a 50 year storm required by DEEP and DOT. Giroux noted the existing culvert is a "squash pipe" and will be replaced with a reinforced concrete box culvert. The culvert will have a one foot layer of natural material underneath it. That is a Corps. Of Engineers standard. He explained there will be some loss of wetlands because of the culvert replacement. The culvert is being extended about 15 feet. The walls along the channel will also be fixed. Some material will be taken out and some put back in. The size of the channel will be the same. Gary Giroux noted there is a time frame for this work – June through September. This is not a large structure and the time frame should be sufficient. Mr. Giroux noted the whole project will be done concurrently. Traffic will be maintained through the whole project which will be approximately 6 months.

NOTE: These Minutes are subject to Agency approval at next regular meeting.

Chester Inland Wetlands & Watercourses Agency  
Regular Meeting, March 3, 2014  
Page 3 of 5

Stabilization was reviewed. Plantings in the wetlands areas were reviewed.

Gary Giroux next reviewed North Quarter Park wetlands areas. Vice Chairman Sanders reviewed the watershed area in NQP. Mr. Giroux noted that area picks up a lot of water from surrounding properties. Mr. Giroux reviewed the damaged outlet pipe which is in very bad shape. There is a lot of erosion. They intend to cut off the pipe and put it into a stabilized channel 6' wide 2' deep. Giroux noted in the channel itself there will be a series of check dams. At the end of the outlet will be an energy dissipator.

Vice Chairman Sanders asked if the Town Engineer had reviewed these plans. First Selectman Meehan noted the Town Engineer will be commenting relative to the civil engineering aspect. He wasn't sure if the Town Engineer was reviewing the plans for wetlands issues. Sanders noted there was a lot in this plan that goes beyond her scope of knowledge and there were concerns the Wetlands Agency has. She further noted the only engineer on the Agency had to recuse himself so therefore she had unanswered questions. Sanders suggested if the Town Engineer already has these plans, that he should review it for the purposes of the wetlands application. Christine Darnell agreed with Vice Chairman Sanders that the Town Engineer should review it.

Christine Darnell asked what the time frame was with this application. Mr. Giroux noted it is just being received at this meeting.

It was agreed to ask the Town Engineer to look at these three wetlands areas on the plan to see if he agrees and feels this work is sufficient.

Mr. Giroux answered various questions relative to the swales and the channels. First Selectman Meehan reviewed the various areas where water runs off surrounding properties and ends up in North Quarter Park.

There was discussion regarding the 10 year design standard for drainage. Mr. Giroux noted both the Town and the State require a 10 year design standard for drainage. Some towns require a 25 year standard. He noted the bridge replacement is designed for 100 year storm because it is a much bigger watershed.

First Selectman Meehan suggested Anna Sweeney contact the Town Engineer regarding review of the plans.

Anna Sweeney distributed copies of the plans to Agency members.

It is noted for the record Chairman Bisacky rejoined the meeting and will Chair the rest of the meeting.

4. Continued Show Cause Hearing – 46 Deep Hollow LLC, 46 Deep Hollow Road – unpermitted regulated activity

NOTE: These Minutes are subject to Agency approval at next regular meeting.

Chester Inland Wetlands & Watercourses Agency  
Regular Meeting, March 3, 2014  
Page 4 of 5

Chairman Bisacky noted photographs had been circulated by email today. The remediation narrative regarding Army Corps was distributed and reviewed.

Chairman Bisacky noted monuments were discussed at the last meeting. At that meeting it was decided not to modify the Consent Order. Bisacky indicated he has rethought that and feels the Consent Order should be modified according to the monument discussion at that last meeting. Ms. Sweeney will review the January Minutes for this discussion.

9. Application #14-4 – 46 Deep Hollow LLC, 46 Deep Hollow Road – fencing, irrigation and seasonal high tunnel

Agency members asked Andrew Drabkin for an explanation of what a "seasonal high tunnel" was. Mr. Drabkin explained it was an unsealed greenhouse used to extend the growing season. The sides roll up and its within the 100 foot review area. Mr. Drabkin noted the structure will have to be secured up to 115 mile an hour winds. The structure will be 30' x 96'.

Chairman Bisacky noted he was still struggling with the term "seasonal high tunnel". Mr. Drabkin explained it is like a greenhouse, but it is not. A greenhouse is fully sealed and this is not. Bisacky asked what this would be used for. Mr. Drabkin noted it is used to extend the growing season.

Chairman Bisacky noted the Agenda states fencing and irrigation as well but there is no mention of farming or planting. He indicated permits are required to do farming and planting within the review area so that should be included in the application. Mr. Drabkin noted he was thinking of using standard deer fencing.

Agency members reviewed the plan accompanying the application. There was a brief discussion regarding the well and irrigation. The wetlands areas were again reviewed.

Mr. Drabkin noted the structure has a metal tubular frame. It is not wood.

Chairman Bisacky noted he would like to see the fencing, building and irrigation all shown on the same plan that the Agency is used to seeing which is the remediation plan. He also would like to see the location of the fields in relation to the buffer area. There was discussion that Mr. Drabkin could just draw these items on a copy of the remediation plan and this base map would not necessarily become the official remediation plan submitted to the Army Corps. The Agency just wants to get an idea where the fencing, building, irrigation and fields are located all on the same plan. Bisacky also noted he would like to know what type of fencing would be used and whether it would have driven posts.

10. Regulations and Map Modifications – nothing further to report.

11. Outstanding Orders

(a) Marguerite Komondy, 29 Liberty Street

(b) Phoenix Ventures LLC, 33 Liberty Street

NOTE: These Minutes are subject to Agency approval at next regular meeting.

Chester Inland Wetlands & Watercourses Agency  
Regular Meeting, March 3, 2014  
Page 5 of 5

Nothing further to report on this Agenda Item.

12. Wetland Compliance Officer's Report

Ms. Sweeney noted the Building Regulations have changed and decks and sheds under 200 square feet no longer need building permits.

Ms. Sweeney noted three Wetlands Instructional DVD's have been received from State DEEP.

Ms. Sweeney noted she visited Moravela's Restaurant. They just took everything out of the kitchen and was wiping it down.

13. Election of Officers

This item was tabled until the next meeting.

14. Correspondence – none.

15. Receipt of Applications After Posting of Agenda – none.

16. Any Other Business

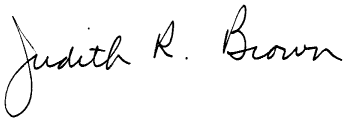
Chairman Bisacky briefly reviewed the upcoming proposed Budget.

17. Executive Session – Pending Litigation – nothing further to report.

18. Adjournment

**Motion by Senay, second by Sanders, to adjourn at 8:45 PM. Voting in favor – Senay, Sanders, Darnell, Bisacky. Opposed – none. Motion Carried.**

Respectfully submitted,



Judith R. Brown, Recording Secretary