

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

Chester Inland Wetlands & Watercourses Agency
Regular Meeting, December 7, 2015
Page 1 of 5

1. Call to Order

The Chester Inland Wetlands & Watercourses Agency held its regular meeting on Monday, December 7, 2015, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance and seated were Al Bisacky, Sally Sanders, Kim Senay, Kris Seifert, Christine Darnell and Bob Blair. Anna Sweeney, Wetlands Compliance Officer, was also present. Chairman Bisacky called the meeting to order at 7:00 PM.

2. Minutes - November 2, 2015

Motion by Senay, second by Darnell, to approve November 2, 2015 Minutes as written. Unanimously approved.

3. Audience of Citizens

First Selectwoman Lauren Gister and Selectwoman Carolyn Lynn were in the audience. Neither wished to speak at this time.

4. #15-08 - Danielle Gunther, 123 W. Main Street - retaining wall and fill - withdrawn

Chairman Bisacky noted a letter of withdrawal has been received and put into the file.

5. Preliminary Discussion, Malcolm Arnold - 33 Liberty Street, Future Development

Malcolm Arnold (prospective purchaser) and Richard Couch (Professional Engineer) introduced themselves.

Chairman Bisacky noted typically a preliminary discussion is held for information purposes and to present what might be a future application. The Agency should listen but not give any specific guidance as to whether its approvable or not. General comments would be welcome.

Chairman Bisacky noted for disclosure purposes that Mr. Couch is a client of his firm and his firm is a client of Mr. Couch. If an application is submitted in the future, Chairman Bisacky will recuse himself, but as this is preliminary discussion he is interested in what will be said.

Mr. Couch noted the property at 33 Liberty Street has been empty for

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

Chester Inland Wetlands & Watercourses Agency
Regular Meeting, December 7, 2015
Page 2 of 5

a long period of time. It has an old proud history of being an industrial building. The current desire is to convert the building into residential use consisting of 21 single bedroom units. Parking and septic were reviewed. It was noted parking and septic are currently on the left side of the building, but they would also anticipate putting parking and septic on the right side of the building as well. Soil testing has not been done yet. Previous soil testing results were looked at, but no one knows who did those tests.

It was noted they would like to put a prefabricated bridge across the brook without disturbing the brook, and then renovate the old building on the other side.

Mr. Couch noted the 100 foot regulated area pretty much covers the entire property. Before an application can be presented, there would have to be some pretty complex engineering done.

There was a brief discussion about the possibility of putting in a new building. It was noted there has been some soil remediation done in the past.

Mr. Arnold noted without the soil testing he is not sure the property would support 21 single bedroom units.

There was further discussion regarding parking and septic. Mr. Arnold noted the Zoning Regulations call for 1½ parking spaces per unit.

Sally Sanders asked if the building on the other side of the brook could not be refurbished, would it be taken down. Mr. Arnold noted that would most likely become a zoning question.

Mr. Arnold noted they just wanted to show Agency members what they would like to do and get some feedback as to whether it meets the Wetlands Regulations. It would probably take about 6 to 9 months to get all the regulations and test pits straightened out.

Sally Sanders noted the Agency's concern is how it effects wetlands, not the use.

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

Chester Inland Wetlands & Watercourses Agency
Regular Meeting, December 7, 2015
Page 3 of 5

Chairman Bisacky noted everything should conform to the 2004 Water Quality Manual. That is a very big challenge, especially on the other side of the stream, Mr. Couch noted the intention is to reintroduce surface water from the roof back into the ground to recharge. Bisacky noted the Agency should look at what the roof materials are. He asked if there would be a DEEP septic system over 5000 gallons. Mr. Couch replied no, it would be a traditional subsurface system, not over 5000 gallons. The leaching area was reviewed.

Chairman Bisacky asked if there had been any thought about expanding the sewer service area to accommodate this project. Bisacky noted that would have to be discussed with the Water Pollution Control Authority. Mr. Arnold noted that might be a good conversation to have as there might be others wishing to connect as well. Bisacky noted this is a very constrained property to get proper storm water quality treatment and subsurface disposal system.

Kim Senay suggested making the units more luxurious and bigger with total less bedrooms. Mr. Couch noted a lot would depend on the soil testing results.

In summary, Mr. Couch noted the real point of coming before the Agency tonight is to show you the desire to convert it from industrial to residential with additional parking and using the area across the stream. Bisacky noted the area across the stream is very steep and there would need to be very robust erosion and control measures in that area.

It was noted the garage area would be used as a storage area. It was also noted the footprint of the building would not change.

Chairman Bisacky reiterated this conversation tonight was informal and not binding on either party.

6. Continued Show Cause Hearing - 46 Deep Hollow LLC, 46 Deep Hollow Road - unpermitted regulated activity
WCO Sweeney noted Richard Snarski has looked at the property and will be forwarding his report to the Army Corps by December 15th. The Agency members should visit the site after the report is received.

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

Chester Inland Wetlands & Watercourses Agency
Regular Meeting, December 7, 2015
Page 4 of 5

7. Regulations and Map Modifications - nothing further at this time.

8. Wetland Compliance Officer's Report

Wetland Compliance Officer Sweeney reported on the following items -

253 W. Main Street - property owner wants to expand existing deck. Over half of the property is wetlands, but it has not been mapped. Chairman Bisacky noted it would be appropriate to submit an application.

221 W. Main Street - property owner has buried a water line between the house and garage. Chairman Bisacky noted this requires a permit as it involves excavation in a regulated area. Ms. Sweeney will check an old permit to see if a modification is in order or whether a new permit would be required.

43 W. Main Street - prospective purchaser want to put an addition on the back of the house on top of the existing deck. There would be no changes to the existing deck itself. Sweeney noted the proposed carport is outside the regulated area. Chairman Bisacky noted a permit would be required.

9. Correspondence

Correspondence was received and distributed regarding an upcoming Land Conservation Conference.

10. Receipt of Applications After Posting of Agenda - none.

11. Any Other Business

Wetlands Compliance Officer Sweeney noted former Chairman Lisa Wahle returned some old wetlands information that will be useful.

Chairman Bisacky welcomed new member, Bob Blair, to the Agency.

It was also noted the next Agenda should include approval of the August Minutes and Election of Officers.

12. Adjournment

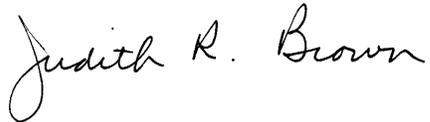
Motion by Seifert, second by Senay, to adjourn at 7:50 PM.

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

Chester Inland Wetlands & Watercourses Agency
Regular Meeting, December 7, 2015
Page 5 of 5

Unanimously Approved.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown". The signature is written in black ink and is positioned below the text "Respectfully submitted,".

Judith R. Brown, Recording Secretary