

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

**Chester Inland Wetlands & Watercourses Agency
Regular Meeting, February 1, 2016
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1. Call to Order

The Chester Inland Wetlands & Watercourses Agency held its regular meeting on Monday, February 1, 2016, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Sally Sanders, Kim Senay, Christine Darnell, Bob Blair and Kim Senay. Anna Sweeney, Wetlands Compliance Officer, was also present. Vice Chairman Sanders called the meeting to order at 7:00 PM.

2. Minutes - January 4, 2016

Motion by Darnell, second by Blair, to approve January 4, 2016 Minutes amended as follows.

- Under 5. Application 16-02, Michael Woody, add "We accepted the application on January 11th. There was some discussion as to the reason for the water line and we asked for confirmation that it was not for a bathroom."

Unanimously Approved.

3. Audience of Citizens - none.

4. #16-01 - Jason Holtzman, 43 W. Main Street - application for addition

Jason Holtzman submitted an update from the last meeting including drainage detailing. New renderings were also submitted. The Main Street won't change. The south side near Jennings Pond will be opened up to get more daylight, more sustainability, add a ramp and make one floor living. This would add 7 ½ feet to the upper part of the existing deck (removing the upper step). The kitchen will be moved over a little to make a bigger bathroom. Upstairs there is currently two bedrooms with small bath that will also be made bigger. Mr. Holtzman reviewed the title roof and roof drainage (page 4) that pitches down to the corner and disperses from a pipe underneath the deck. The amount of water will be less than there is now. On page 5, the water is pitched back toward the street side into a gutter. Erosion will be improved for anything going toward the pond.

Mr. Holtzman reviewed photos he took down below near the stone

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wall. There was zero erosion at this area. Setbacks are fine. The only change is to the upper step to replace it with the glass shoe box to let more light in and make it more sustainability. They will probably add 3 sono tubes, one on each end and one in the middle.

Motion by Darnell, second by Blair, to approve Application #16-01 Holtzman, 43 W. Main Street. Discussion followed. Christine Darnell asked what the back of the house looks like now. Mr. Holtzman provided a current photo and explained what was existing in the house. He further noted this house just turned 200 years old. He indicated they would be getting steel and pre-fabbed triple insulated glass from China. Construction time will be very minimal cutting down on environmental impact. There was further discussion regarding roof drainage. Christine Darnell noted Chairman Bisacky had a concern about erosion. Holtzman noted the roof had a pitch with a 1/4" slope per foot. The internal drain was also pitched. Vice Chairman Sanders asked if the tool shed and carport should be included in this application. Holtzman noted the carport would be just a steel frame to keep the snow away. There would be no impact. He reviewed drainage around the carport. Vice Chairman Sanders noted the garage (tool shed) and the carport (open structure 12' x 15' x 15' were going to be added to this application. He noted the sugar maple was about 300 years old. The above motion was amended as follows - **Motion by Darnell, second by Blair, to approve Application 16-01 Jason Holtzman as presented with the addition of the 12' x 15' x 15' carport with drainage away from the wetlands. Unanimously Approved.**

Mr. Holtzman noted additionally everything will be brought up to code with accessibility and sustainability.

5. #16-02 - Michael Woody, 221 W. Main Street - application for buried water line

Anna Sweeney noted she spoke to Mr. Woody who indicated the water line was for heat. Vice Chairman Sanders noted this was briefly discussed at the last meeting. The work has already

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been done. There was also talk about waiving the application fee except for the mandatory State fee of \$60.00.

Motion by Darnell, second by Blair, to approve Application #16-02 Woody, 221 W. Main Street as submitted including waiving the application fee. Unanimously Approved.

6. #16-04 - Cliff Edwards, 10 Turkey Hill Road - application for 2 car garage and deck

Ean Sprig, owner/operator of Ironclad Building, introduced himself as the applicant's representative. Vice Chairman Sanders noted the Agency will look over the application and receive it tonight if it is complete. Mr. Sprig noted the garage has been staked out should members do a site visit.

Mr. Sprig reviewed the location of the site, easement and the wetlands from the site plan. Sprig noted the shared driveway in is about 400 feet. The wetlands boundary was located. Sprig noted essentially everything is within the 100 foot review area. He noted this survey was done in 1979 for the purpose of Lots 9, 7 and 8. The house was built in 1985. Mr. Sprig noted the directional flow of water is downhill.

Mr. Sprig noted the garage is 30' x 24' garage. Silt fence will be installed. The driveway is flat in spots, fill will be put in the driveway surrounded by silt fence. Drainage from the structure will be by an existing splash pool that's tied into the house leader drains. Mr. Sprig noted the splash pool is full of riprap. Any water will dissipate. The only other option would be a leach field with infiltrators. Mr. Sprig noted he would not want to do the leach field option. Vice Chairman Sanders asked the location of the septic. Mr. Sprig noted that was in the front of the house.

Vice Chairman Sanders inquired about the zoning setbacks and whether the garage could be moved away from the wetlands. Mr. Sprig noted it could go back a little in the driveway, but that would be closer to the septic system.

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It was noted the garage would have a foundation.

Anna Sweeney noted there is also a deck included with this application. Mr. Sprig noted originally there was a deck off the back of the house which was not in good shape and was removed. Essentially this was a 2 story deck leaving 2 doors that step off to nothing. The original deck came off about 20 feet. The new deck is about 16' x 14'. There is no fill involved and very little disturbance.

Anna Sweeney asked what was happening in terms of cutting and filling. Mr. Sprig noted the majority of material would be brought in. There is a substantial drop off in grade that has to be filled in.

Anna Sweeney will schedule a site walk and notify the applicant and Agency members.

Mr. Sprig submitted the application fee.

7. Continued Show Cause Hearing - 46 Deep Hollow LLC, 46 Deep Hollow Road - unpermitted regulated activity
Nothing further to report on this item.

8. Regulations and Map Modifications
Vice Chairman Sanders noted this will be discussed in March.

9. Wetland Compliance Officer's Report
Anna Sweeney reported on the vernal pool issue on Gilbert Hill Road. The brush needs to be removed once it freezes. Ms. Sweeney noted she will contact the property owner again and advise him to remove the brush.

10. Correspondence
Anna Sweeney reported on 2 maintenance items - Jennings Pond Dam and Waterhouse Pond Dam. The Jennings Pond Dam will probably not be done until the bridge project downtown is completed. Brief discussion followed as to the locations of these dams.

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

12. Any Other Business

There was a brief discussion regarding the recent water main in the center of town.

13. Adjournment

**Motion by Darnell, second by Seifert, to adjourn.
Unanimously Approved.**

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown".

Judith R. Brown, Recording Secretary