

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

Chester Inland Wetlands & Watercourses Agency
Regular Meeting, January 4, 2016
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1. Call to Order

The Chester Inland Wetlands & Watercourses Agency held its regular meeting on Monday, January 4, 2016, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Al Bisacky, Christine Darnell, Eric Davison, Kim Senay. Sally Sanders and Bob Blair arrived during the meeting. Chairman Bisacky called the meeting to order at 7:00 PM.

2. Minutes - August 3 and December 7, 2015
Taped until later in the meeting.

3. Audience of Citizens - none.

It is noted for the record Sally Sanders arrived at this time.

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

Chairman Bisacky explained the application process noting the Agency cannot vote on an application until after 15 days of receipt.

Jason Holtzman introduced himself and his wife. He noted they had just moved back into the area from China. They are both architects that design sustainable buildings, mainly skyscrapers and shopping malls. Mr. Holtzman noted he originally is from this area and has family here in town. He explained they wanted to do sustainable small houses and decided to buy a house and see what could be done to make it more sustainable. This would also allow them to test some things on a sustainable level. As a result they purchased 43 W. Main Street on Jennings Pond.

Mr. Holtzman reviewed some house details. He noted there was a very small window in the back that looked out over the Pond. It also has a raised deck with steps going up to it. There is almost no sunlight except for the small window. They would like to make the house more sustainable by letting in more sunlight, increasing the view and making it more accessible.

Mr. Holtzman noted the house is only 850 square feet. They want to put one bedroom on the first floor and have a side entrance (the front entrance is almost on the street). The number of bedrooms

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would not be increased. They would make the existing kitchen into a bedroom and move the kitchen over. Triple insulated glass from China would be used. The extension over the building would be 7.4 feet. The house was built in 1816 and originally used as a General Store, then became a house.

Mr. Holtzman noted the bedroom ceiling on the second floor is too short. They would like to make the bedroom a little larger by raising the ceiling. The edge wall of the bedroom would also be raised from 4.8' to 6.8'. Number of bedrooms would not change.

Mr. Holtzman noted there would be no change to the impact. He reviewed drainage. They would have a gutter and a french drain on the bottom. This would help the little bit of dampness in the basement. Location of septic system was reviewed. The system was recently pumped and cleaned and everything found to be fine. The very small garage already there would become a small studio.

Mr. Holtzman noted the deck isn't changing at all in response to a question from Sally Sanders. They are just doing the raised area on top of the deck. Chairman Bisacky asked how much of the deck would be demolished. Holtzman explained the top step becomes the floor line. Bisacky noted the Agency is concerned with ground disturbance. Holtzman explained they probably would install 2 or 3 sono tubes. He further explained the deck is now supported with sono tubes and pressure treated wood. The deck is really in pretty good shape.

It is noted for the record Bob Blair arrived at this time.

Mr. Holtzman briefly reviewed some of the sustainable projects they have worked on.

Chairman Bisacky noted the Agency is normally concerned with ground disturbance and runoff. He asked how the additional roof runoff would be handled. Mr. Holtzman explained the roof would be pitched to the front bringing it back to the side on the existing corner and putting in a french drain at the corner on the ground. That would pull it back away from the water side to the road so its not going directly down the slope toward the Pond. He reviewed the drain detail. He also noted he would like to have a curtain drain around

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the whole house with pea stone. This would be an improvement to the site without too much change.

Chairman Bisacky noted he would like to see more clarification on where the roof drainage is going. He also asked about stairs on the plan going down to the water. Holtzman noted they are not going down to the water. That plan was from a previous owner. There was discussion about having a dry well. Chairman Bisacky noted he was concerned about having water on top of a very steep slope and that over time it could erode. Holtzman noted he would try to bring the drain back around toward the street side as much as possible.

Mr. Holtzman urged any Agency member to stop by and take a look at the site. It was noted this item will be on next month's Agenda.

2. Minutes - August 3 and December 7, 2015

Motion by Sanders, second by Davison, to approve December 7, 2015

Minutes as written. Unanimously Approved. A quorum was not present to approve August Minutes.

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

6. #16-03 - Phil Sypher, 253 W. Main Street - application for extended deck

WCO Sweeney noted she hasn't heard anything from Mr. Sypher. Both Bob Blair and Kim Senay noted they visited the site (at different times). Blair noted he spoke to Mr. Sypher who gave him the impression he was not going to pursue this any further as it was too much red tape and paperwork. Senay noted Mr. Sypher was not home at the time he was there, but felt this could be redesigned to not require a permit.

7. Continued Show Cause Hearing - 46 Deep Hollow LLC, 46 Deep Hollow Road - unpermitted regulated activity

WCO Sweeney noted she distributed the most recent report. It was agreed this should left on the Agenda for monitoring purposes.

8. Regulations and Map Modifications

Anna Sweeney distributed copies of correspondence received regarding

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recently passed new regulations. Chairman Bisacky noted the Agency should plan on working on regulations at the March meeting. He will meet with Anna Sweeney prior to the March meeting.

9. Wetland Compliance Officer's Report

WCO Sweeney reported the test holes for 33 Liberty Street have been cancelled.

10. Correspondence

Letter from ConnDOT notifying Town of Rehabilitation Work on Bridge #06639 over Great Brook (over Route 9).

Christmas Card from Jacobson & Associates.

Soil Scientist Book.

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

12. Any Other Business

(a) Election of Officers

Motion by Sanders, second by Darnell, to nominate Al Bisacky as Chairman. Approved with Bisacky abstaining.

Motion by Senay, second by Darnell, to nominate Sally Sanders as Vice Chairman/Secretary. Approved with Sanders abstaining.

13. Adjournment

There being no further business, the meeting adjourned at 8:04 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary