

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

Chester Inland Wetlands & Watercourses Agency

Special Meeting, July 10, 2017

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1. Call to Order

The Chester Inland Wetlands & Watercourses Agency held a Special Meeting on Monday, July 10, 2017, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Members present included Al Bisacky, Kim Senay, Bob Blair, Christine Darnell and Sally Sanders. Chairman Bisacky called the meeting to order at 7:00 PM.

2. Minutes – June 5, 2017

**Motion by Sanders, second by Darnell, to approve June 5, 2017 Minutes as written. Approved with Senay abstaining.**

3. Audience of Citizens – none.

4. Continued Show Cause Hearing – Chester Airport, 61 Winthrop Road – unpermitted activity within review area

Chairman Bisacky noted things are temporarily on hold with this.

5. Chester Airport, 61 Winthrop Road – unpermitted activity within review area

It was noted the Order was left in place with no modifications.

6. #17-07 Jessica Richardson, 8 Deep Hollow Road – addition to residential dwelling  
John Schroeder was present representing the applicant. He noted since the last meeting he prepared a couple of handouts better describing the rain garden. Mr. Schroeder noted this was a tiered site with several retaining walls and flat terraces that work down the slope towards the brook. The rain garden is being proposed on the first step down from the addition that would accept all the roof run off and footing drains. He also reviewed ground cover.

Mr. Schroeder submitted 3D renderings of the addition. He indicated there was gravel in front of the garage and wild flowers on the hillside. Underground drainage will go underneath the driveway and spread into the rain garden. He stated nothing else has changed from the last meeting.

**Motion by Sanders, second by Darnell, to approve #17-07 Richardson noting that the silt fence will be moving around the rain garden and the back**

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**leader being put into the rain garden. Unanimously Approved.**

7. #17-08 Andrew Drabkin/Deep Hollow Farm, 46 Deep Hollow Road – As of Right Activities

Chairman Bisacky noted a site walk was held 6/28. Those present for the walk were Bisacky, Senay, Sanders and Blair. Bisacky briefly reviewed the various areas of the property they walked. He will prepare Site Walk Minutes from his notes.

Chairman Bisacky noted this is an as-of-right application for buildings related to farming and many of the proposed buildings would be within the 100' review area of wetlands. There may be some aspects of the plan the property owners would like to get started and others can be deferred if there are questions.

Andrew Drabkin was present. He noted they tried to incorporate everything on the plan. He pointed out the existing road vs. the new pathway. The curve was changed slightly to be on a gentler slope. A notation was shown for underground utilities.

Chairman Bisacky noted there wasn't any concern that this was a farm activity. Any farm related activities would be permissible. The question will come down to what activities are farm related and what are not.

Sally Sanders noted the barns and storing of vehicles are directly related to the farming operation. There was a question as to whether the septic system was farm related. Mr. Drabkin noted they are still working with Tom Metcalf and Lee Vito regarding septic, however, the answer would be yes as farm workers need bathroom facilities, etc.

Chairman Bisacky noted he reviewed Farm Ordinances from the Towns of Columbia, New Milford and North Stonington. They all referred back to the definition of farming in the Connecticut General Statutes Section 1-1, Paragraph Q. The term farm includes farm buildings and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoop houses and other temporary structures or other structures used primarily for the raising and as an incident to ordinary farming operation, the sale of agricultural or horticultural commodities.

Chairman Bisacky noted he didn't see apartments and housing essential to farming

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operations. He felt the greenhouse, barns, various sheds, etc. are part and parcel of farming. It was agreed apartments would be put through as a separate component to Zoning and in that process would be reviewed by Wetlands Agency.

There was further discussion as to whether bathrooms for farm workers would be a farm activity. Chairman Bisacky noted there can't be two buildings on one septic system. Sally Sanders noted she would be comfortable with having a bathroom in the barn for farm workers with an approved septic system.

Chairman Bisacky suggested circling items on the plan that the Agency agrees are farm activities. It was agreed items circled on the plan revised through July 7, 2017 were considered as-of-right. All other items will be discussed and determined at a later date.

There was discussion regarding underground utilities (electric/water).

Chairman Bisacky noted he would like further information regarding the bridge. Mr. Drabkin noted he would like to be able to just bring in a stock design rather than spend thousands of dollars hiring an engineer to design a bridge. Chairman Bisacky noted he didn't have a problem with that, but his biggest concern was if the structure got washed away during a storm, floats down the road getting jammed underneath the bridge downstream and the roadway gets torn up due to over-topping. It was suggested maybe a plank bridge tethered down with a cable that doesn't go floating away if washed out would be sufficient.

Chairman Bisacky asked if Chester has a Right to Farm Ordinance.

**Motion by Sanders, second by Darnell, to approve #17-08 As-of-Right application for all things circled on the plan dated revised to July 7, 2017 which were circled by Chairman Bisacky at the July 10, 2017 meeting noting things that can be done immediately and things to be resubmitted at a future date. Unanimously Approved.**

8. Regulations and Map Modifications – none.

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9. Wetland Compliance Officer's Report – none.

10. Correspondence

Copies of the Habitat were distributed.

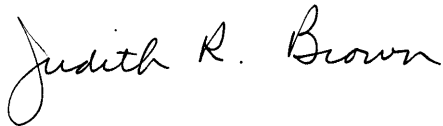
11. Receipt of Applications After Posting of Agenda – none.

12. Any Other Business – none.

13. Adjournment

**Motion by Darnell, second by Senay, to adjourn. 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