

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

**Chester Inland Wetlands & Watercourses Agency
Regular Meeting, July 6, 2015
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1. Call to Order

The Chester Inland Wetlands & Watercourses Agency held its regular meeting on Monday, July 6, 2015, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Al Bisacky, Kim Senay, Kris Seifert, Eric Davison and Christine Darnell. Anna Sweeney, Wetlands Compliance Officer, was also present. Chairman Bisacky called the meeting to order at 7:00 PM.

2. Minutes - April 6, 2015

Motion by Davison, second by Seifert, to approve April 6, 2015 Minutes as written. Unanimously approved.

3. Audience of Citizens - none.

4. Zinkowicz, 29 Kings Highway - Notice of Violation

Anna Sweeney noted she saw a chicken coop located on this property which has substantial wetlands. Mr. Zinkowicz noted it is located on stilts in the back behind the house and not a permanent structure. He reviewed the wetlands map done a couple years ago for the septic system. The coop is more than 50' but within 100' of the wetlands. There is a berm around the run about 1½' tall.

Chairman Bisacky noted the structure in a review area is a concern, but not the number of chickens.

There was discussion regarding farm permitting. Chairman Bisacky explained even if it was a farm, permits would still be required for structures. The options are 1) to move it out of the 100' review area, 2) administrative permit, or 3) a regular permit without a public hearing unless there is a petition from the public to hold a public hearing or the Agency felt it was a significant impact to the water resource.

Mr. Zinkowicz noted most of their property is wetlands. He asked if they would need a permit for every structure for animals. Bisacky replied yes. He also noted the Agency has a concern about manure storage. Those areas should be shown on a

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plan.

Chairman Bisacky noted all structures in a review area are subject to regulation. A structure such as a chicken coop may have a secondary impact (such as manure) or a shed storing flammable materials may have secondary impacts. It depends on what the structure is used for. He noted the Agency does not permit wandering animals.

Mrs. Zinkowicz inquired about a dog house. Chairman Bisacky noted he didn't think the Agency has ever issued a permit for a dog house. It was suggested the dog house be put on the same plan with the chicken coop.

There was discussion about maintaining wetlands, what is regulated and what is not. Chairman Bisacky noted clear cutting and excavation are regulated. Weed trimming is not. With regard to fences, anything done by hand was probably okay. Anything requiring heavy machinery for excavation and disturbance of soil would be regulated.

Eric Davison suggested if they have a full blown farm plan it should be brought to the Agency. Its an as of right activity but its the Agency's decision as to whether its exempt.

Eric felt an administrative permit would be fine in the case of the chicken coop. Anna Sweeney will email the administrative permit form along with the statement that must be published in the newspaper this evening.

Mrs. Zinkowicz asked about parking a boat on a trailer is a regulated activity. Chairman Bisacky noted there might be impact from driving through the wetlands. Eric Davison noted generally people avoid parking a boat in a wetlands.

There was further discussion about what activities in the future would require a permit. Chairman Bisacky noted any activity in the review area would need to come before this Agency, whether it be a structure or driving heavy machinery

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that leaves tracks. Eric noted creating significant ruts would be an impact to wetlands. The landowner needs to adhere to Best Management Practices.

5. Continued Show Cause Hearing - DePatie, 42 Ferry Road - Notice of Violation, Disturbance in the Wetlands
Anna Sweeney noted she took pictures back in June and everything looked great

Motion by Davison, second by Darnell, to withdraw Notice of Violation based on Ms. Sweeney's report and that the remedial work has been completed and the disturbed area has been stabilized. Unanimously approved.

6. Continued Show Cause Hearing - 46 Deep Hollow LLC, 46 Deep Hollow Road - unpermitted regulated activity
Anna Sweeney reviewed photos she took noting she thought it looked good. Eric Davison didn't think it looked that good but agreed they are doing what they are supposed to to stabilize it. Ms. Sweeney will continue to monitor the site. Mr. Snarski is also scheduled to do a site inspection in the near future.

7. Immordino, 43 W. Main - house addition
Joe Wren, Professional Engineer, and Mr. & Mrs. Immordino were present. Mr. Wren noted the Immordino's are looking to purchase this property. The existing house was built in 1816. Mr. Immordino noted the sale is contingent upon them obtaining a wetlands permit for this bedroom addition. The deadline for purchasing the property is August 15th. Joe Wren explained there are two bedrooms upstairs, but due to Mrs. Immordino's medical condition, they need a bedroom on the first floor. The existing house is very small with 900 square feet and a narrow staircase to the second floor.

Joe Wren reviewed the bedroom addition shown on the site plan. He noted the entire property is within the 100' review area. There are also zoning setbacks to contend with. The entire house and garage are within the front setback. Over the years, the D.O.T. right of way has encroached on the front of the

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house. The proposed addition is in the back. The large rear deck already exists. The addition would extend over a portion of the deck and slope. The slope is well vegetated and there are no sedimentation erosion problems.

It was noted the wetlands were recently flagged in the field. Soils are very good and well draining. From a construction standpoint, much of the excavation is already done. The back east will need to be excavated. It will be a full foundation wall, just not sure at this time if full basement or crawl space. No walkout door due to the slope. He reviewed excavated area and backfilling. It would be a one story addition. Zoning aspects have been taken into account. Its a small addition (17' x 22').

Chairman Bisacky inquired about the septic system. Mr. Wren replied it will probably have to be replaced. Bisacky noted that would be a regulated activity. Mr. Wren noted they recently did a septic inspection and everything was working fine. A test pit still has to be done. Mr. Wren also noted they are allowed to do a 50% expansion.

Kim Senay asked why not put the addition on piers. Mr. Wren noted they asked the architect but he felt there would be problems with piers.

Chairman Bisacky noted alternatives need to be considered. This is a significant amount of excavation on top of a steep slope. The excavation would probably be about 25' from wetlands.

There was discussion regarding doing a B100A for the Health Department. Mr. Wren noted they would be doing the B100A as well as the test pit.

Chairman Bisacky asked about roof drainage. Mr. Wren replied they could not put it into the ground so it would run off on to the ground.

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It was noted there was a plan approved back in the 80's for a deck that had never been put on.

Chairman Bisacky noted the following concerns -

- - proximity of excavation to wetlands
- - lack of alternatives
- - potential for more disturbance from septic system in review area
- - how to handle post construction run off from roof, no provision

Chairman Bisacky noted an alternative would also be "no build".

Eric Davison noted proper erosion controls would have to be installed and inspected. Once the addition is done and the area stabilized, he had no issue with the use of that area for an addition. He reiterated, however, that 80% of the time, silt fence and haybales are not installed properly. Kim Senay noted he does not have much faith in haybales or silt fence.

Anna Sweeney asked if any trees are being removed. Mr. Wren noted it is mostly viney brush which is maintained at a low level. The trees shown on the map are from the 80's and not currently there. He noted the vegetation on the slope would stay as is outside the excavated area.

Chairman Bisacky noted he would like to see more detail on the foundation type. There was further discussion regarding the retainin wall (about 4' high), location of silt fence and stockk pile areas and removing soil from the site.

It was noted Agency members would do individual site visits on their own convenience.

Mr. Wren noted they are working on getting an updated survey. This plan does not show current conditions, but was used in order to be able to submit the application for tonight's meeting. The wetlands flagging was done last week and will be

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shown on a revised plan.

Chairman Bisacky noted there isn't much point in members going to the site without the updated survey. Mr. Wren noted he will forward a copy of the updated survey in about 2 weeks. It is anticipated this addition would be done in the fall.

8. Richardson, 8 Deep Hollow - replace existing bridge
Bob Doane, Professional Engineer, and Nick Olson, Contractor, were present. Mr. Doane reviewed the 40 scale, 20 scale and 10 scale drawings. He noted the existing house and barn are all accessed by a driveway running alongside an unnamed brook. It is a 4.67 acre parcel. The 10 scale drawing shows the existing bridge and its reconstruction.

Bob Doane noted Section 4.1d allows this as a matter of right activity. This is an improvement to an existing structure by the homeowner. Bridge photos were reviewed. Mr. Doane explained the problem with the existing bulkhead noting he was concerned about emergency vehicles traveling over it.

Mr. Doane noted they are proposing both concrete abutments with wingwalls behind existing stone abutments. There will be no activity in the wetlands or stream. He reviewed reconstruction sequence. They want to keep the timber deck and expand it from a 13' span to a 20' span and increase the number of steel beams. They have to keep the width for emergency vehicles.

Mr. Doane reiterated Section 4.1d allows the applicant to do this. Section 4.4 gives the Agency the right to decide if this can be an administrative permit as it is a matter of right activity. They have however submitted a complete application. Alternatives have been shown. A "no build alternative" is not an alternative in this case. Precast concrete abutments cannot be used as they need to maintain opening for hydraulics.

Mr. Doane explained the dewatering structure and process. It is anticipated to do this work during a dry period in August.

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Mr. Doane noted they have hired a structural engineer to supply more details on the railing. Eric Davison asked about the gap between the concrete and the side. Mr. Doane noted that would be filled with pea stone. He also indicated this is in a flood zone (AE) but there is no determined elevation.

Chairman Bisacky asked if a solid wood deck had been considered. Mr. Doane noted he believes there would be maintenance problems with wood underneath. They would also have to go deeper if wood and that would change the profile.

Chairman Bisacky agreed this could be done with an administrative permit. Eric Davison agreed.

Mr. Doane reiterated they want to maintain the distance from the bottom of the structure to the brook.

Motion by Davison, second by Seifert, to allow an administrative permit for Richardson with the following conditions - 1) no work within the wetlands, 2) maintain the bridge hydraulic opening below bridge deck, and 3) notify Anna Sweeney to inspect stockpile and dewatering areas for proper installation. Unanimously approved.

9. Regulations and Map Modifications

Chairman Bisacky asked Ms. Sweeney to circulate changes to members.

10. Wetland Compliance Officer's Report - nothing further.

11. Correspondence

Copies of The Habitat were distributed. The DEEP Inland Wetlands Course voucher was given to Christine Darnell.

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

13. Any Other Business

(a) Records Retention

Ms. Sweeney noted she and Recording Secretary Brown have been

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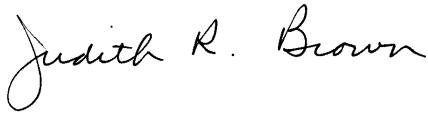
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discussing records retention. The rules would allow for everything in the 1988 to 2004 files to be discarded except for permits, denial letters and site plans. Minutes and Records of Vote are permanently stored in the Town Clerk's Office. Everyone agreed that was fine.

14. Adjournment

Motion by Davison, second by Seifert, to adjourn at 8:50 PM. 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 typed name.

Judith R. Brown, Recording Secretary