

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

Chester Inland Wetlands & Watercourses Agency
Regular Meeting, March 7, 2016
Page 1 of 4

1. Call to Order

The Chester Inland Wetlands & Watercourses Agency held its regular meeting on Monday, March 7, 2016, at the Chester Town Hall, 203 Middlesex Avenue, Chester, CT. In attendance were Sally Sanders, Kim Senay, Christine Darnell, Kris Seifert and Bob Blair. Anna Sweeney, Wetlands Compliance Officer, was also present. Vice Chairman Sanders called the meeting to order at 7:05 PM.

2. Minutes – February 1, 2016 and Site Walk Minutes February 20, 2016
Motion by Seifert, second by Senay, to approve February 1, 2016 Minutes amended by correcting the spelling of “Ean” to “Ian.” Unanimously Approved.

Motion by Blair, second by Darnell, to approve February 20, 2016 Minutes as written. Approved with Sanders abstaining.

3. Audience of Citizens – none.

4. #16-04 – Cliff Edwards, 10 Turkey Hill Road – application for 2 car garage and deck

Vice Chairman Sanders noted a site walk had been held, although she was unable to attend. She noted alternatives were going to be discussed. Ian Sprig introduced himself as the applicant's representative. He noted there was a steep grade and everything goes down hill. He indicated he would make the foundation higher by pushing it down farther. The wall will be 6 feet high. It will be a slab on grade. On the top will be topsoil and grass seed. It was also noted the area thought to be a vernal pool is actually a rock filled drainage area.

Ian Sprig noted the leader drains from the house and sump area will be pumped into a pit with riprap in it. He will dig the pit out deeper and fill it with 3/4” stone with riprap around it. That will then be tied into the gutters.

Vice Chairman Sanders asked if there was a vernal pool on the property. Ms. Sweeney noted this area does not appear to be a vernal pool.

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Chester Inland Wetlands & Watercourses Agency
Regular Meeting, March 7, 2016
Page 2 of 4

Christine Darnell asked about the fill. Ian Sprig noted the fill was marked out on the plan. The fill will be at the flattest spot at the bottom with silt fence around it. There will also be silt fence at the property line.

Motion by Darnell, second by Blair, to approve Application #16-04, Cliff Edwards, 10 Turkey Hill Road with the stipulation of the 6' foundation wall. Discussion followed. Ian Sprig noted there also was a deck that had been removed. The property owner wants to replace the deck much smaller in size on sono tubes with gravel underneath it. **The motion was reworded to approve Application #16-04, Cliff Edwards, 10 Turkey Hill Road for a 2 car garage and the possibility of a back deck with the stipulation of the 6' foundation wall. Unanimously Approved.**

5. #16-05 – Michael Gualazzi, 233 Middlesex Avenue – modification to add water line

WCO Sweeney noted there is another aspect of this which is a transfer of the prior permit.

Roger Nemergut introduced himself and Mike Gaulazzi. Nemergut noted in 2013 Michael Joplin owned the property. There were 2 lots on Middlesex Avenue directly across from Denlar Drive. Mr. Gaulazzi bought both lots and intends to build on this lot. Because the lot is within 200 feet of public water, he is required to hook up to public water. He applied for a waiver in order to be able to drill a well, but it was denied.

Mr. Nemergut reviewed the area on the site plan. The Water Company has a 16” main running north which stops at Denlar Drive. Nemergut noted the intent is to modify the permit issued in 2013 and allow for two 1” service lines to run from the main in Middlesex Avenue across into the shoulder and north up the driveway. They already have the permit to go from the driveway across. It will be one trench and would accommodate both lots, but in two separate pipes. The trench will be 2' wide and 5' deep. The other issue is this is work within the CT D.O.T. right-of-way. D.O.T. will not allow private service within their right-of-way.

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Chester Inland Wetlands & Watercourses Agency
Regular Meeting, March 7, 2016
Page 3 of 4

Mr. Nemergut explained where the line would actually be located. Unfortunately there will be a small encroachment of 200' of the wetland.

Mr. Nemergut noted they explored two alternatives. One alternative was to extend the main but that's not economically feasible for a homeowner, and two, D.O.T. would not accept it in the shoulder. They also asked for a waiver in order to be able to drill a well and that was denied.

Timing of the project was reviewed. Mr. Nemergut noted it would take probably a day or two. Sanders noted the Agency is looking for minimal disruption. Nemergut explained in detail the process of doing this work. They also need to obtain a D.O.T. permit. It will be a short term disturbance. There really is no alternative.

Mr. Nemergut noted there is enough room between the trench and the road to stockpile material.

Timing for the Water Company to inspect the work was reviewed. This will probably be a June/July start date.

Mr. Nemergut briefly reviewed the pump discharge bag. He noted the bag would be changed when it gets filled, although he didn't think this one would be filled.

Mr. Nemergut noted this would be direct burial.

Vice Chairman Sanders noted the application would be received this evening if the Agency determines it is complete. It will then be on the agenda for next month's meeting for a vote.

Motion by Darnell, second by Seifert, to approve transfer of Permit #13-13 to Michael Gualazzi, 233-1 Middlesex Avenue. Unanimously Approved.

6. Continued Show Cause Hearing – 46 Deep Hollow LLC, 46 Deep Hollow Road – unpermitted regulated activity – nothing further to report at this time.

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Chester Inland Wetlands & Watercourses Agency
Regular Meeting, March 7, 2016
Page 4 of 4

7. Regulations and Map Modifications – nothing further to report at this time.

8. Wetland Compliance Officer's Report

Ms. Sweeney reported a follow up on the gentleman who wanted to change the configuration of an easement. There still are a lot of questions that need to be dealt with before he can make application to the Agency. The Conservation Commission holds the easement relative to a wetlands crossing permit. The property owner also has to determine the exact location of the easement and where he wants to build.

9. Correspondence

Correspondence received from the State indicating the Town must deal with the Jennings Pond Dam due to the condition of the dam. There was a question as to which dam this actually was.

Interesting article in the Habitat about laying out the reasons why an agency would deny a permit.

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

11. Any Other Business

WCO Sweeney briefly reviewed a recent incident whereby neighbors reported Mr. Komondy was throwing branches into the brook and leaving garbage on his property. Lee Vito, Sanitarian, reported back to Ms. Sweeney that he visited the site and did not find anything. No action was required.

12. Adjournment

Motion by Blair, second by Seifert, to adjourn at 7:41 PM. Unanimously Approved.

Respectfully submitted,



Judith R. Brown, Recording Secretary