

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

Chester Inland Wetlands & Watercourses Agency

Regular Meeting, November 7, 2016

Page 1 of 5

1. Call to Order

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

2. Minutes – October 3, 2016

Minutes of October 3, 2016 were tabled until the next meeting.

3. Audience of Citizens – none.

4. #16-11 Hilltop Homes LLC, 55 Pleasant Street – three bedroom house with septic system within regulated area

It is noted for the record Eric Davison recused himself from this application.

Gene Robida introduced himself as a Professional Engineer with Robida Engineering based in Chester. The application was for a 3 bedroom Cape house, 26' x 36' with a 24' x 24' garage at 55 Pleasant Street. The site was 1.3 acres with 0.17 acres of wetlands. There is an existing gravel woods road. The lot is entirely wooded. Mr. Robida reviewed locations of the well and septic system including reserve area. The wetlands were flagged by Eric Davison. A copy of his report was included in the application package. They would be utilizing the existing gravel woods road. Mr. Robida noted the only thing in the 100' review area was the leaching trench and the gravel added to the driveway. The house was 120' from the wetlands and grading in front of the house is outside the review area. The electric line to the house would be direct burial.

Mr. Robida noted what's not shown on the plan is how to handle roof runoff. In the past they have designed underground storage only to have to dig it up because it either failed or filled up with leaves and debris. He reviewed the location of a rain garden. He also noted he personally does not like underground storage because of past experiences in having to dig them up.

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

Chester Inland Wetlands & Watercourses Agency

Regular Meeting, November 7, 2016

Page 2 of 5

Chairman Bisacky asked if a clearing line was shown on the plan. Mr. Robida replied no but it would be a little back from the silt fence. He would be happy to show a clearing line on the plan.

There was further discussion regarding the gravel driveway. Mr. Robida noted they would add processed gravel to it but would not be digging it up or widening it. The only digging would be to put in the electrical and the public water, if required, along the driveway edge. They are not sure yet if public water will be required.

Mr. Robida noted there will not be much clearing along the road except for a couple of dead trees.

Mr. Robida noted the only thing in the review area is the leaching field. Once installed, it will be a grassy area. There was discussion regarding the location of the septic system. Mr. Robida noted it really can't be moved due to a sloped area. The proposed location is the best spot, otherwise there would be a lot of additional fill required. Mr. Robida noted Lee Vito will be reviewing the septic design shortly. Chairman Bisacky noted he would like to see Mr. Vito's acceptance of the design.

Chairman Bisacky asked how the driveway gravel would be kept from washing into the wetland area. Mr. Robida noted a compacted gravel driveway would not erode that much. They could put some crushed stone and a berm there if necessary. The area is relatively level. Sally Sanders noted they have to be sure the driveway is never paved. Robida noted the driveway apron has to be paved.

The stockpile location was reviewed.

Sally Sanders noted the house could be moved further back on the property and therefore the septic system could be moved. Mr. Robida noted the house could be moved some but not much and the septic would still be in the review area. He reiterated this was the best spot for it. Sanders noted if the house was a 2 bedroom house, then the septic could be smaller. Robida noted it would not be that much smaller.

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

Chester Inland Wetlands & Watercourses Agency

Regular Meeting, November 7, 2016

Page 3 of 5

Christine Darnell noted she had the same concern that Sally Sanders has with the septic system. She indicated she would like to look at the site. A site walk was scheduled for Saturday, November 19, 2016, at 9:00 AM. Chairman Bisacky asked if flags could be installed for the location of the septic system, house and clearing line.

In summary, the following is needed – clearing line shown on the plan, Lee Vito approval of septic system, details for the driveway, rain garden details showing it is consistent with the Water Quality Manual, and flag the septic leach field area.

It is noted for the record Eric Davison rejoined the Agency.

5. Pete DePatie, 42 Ferry Road – preliminary discussion possible driveway relocation

Pete DePatie noted there are a couple issues with his driveway. When he bought the house he didn't realize the driveway was not actually on his property. It is an encroachment on railroad property. People park in his driveway and on his lawn blocking the driveway. People also park there at night time which is very disconcerting to his family. He noted getting an easement to have a driveway on either railroad or State property is virtually next to impossible. So the fact is he doesn't own a legal access to his property. He proposes moving the driveway slightly over to be on his own property. He will enlist Gene Robida to do a survey with contour lines and maybe reflag the wetlands if necessary. The reason for this preliminary discussion is to get some initial guidance from the Agency on the steps to properly do this so he doesn't waste time and money hiring professional help and then find out it can't be done.

Members reviewed the drawing Mr. DePatie had showing the existing driveway and where he would like to relocate it.

Chairman Bisacky noted he was concerned with impacts to the wetland during and post construction. Mr. DePatie also noted a State driveway permit would be required. Kim Senay asked what would happen to the existing driveway. Mr.

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

Chester Inland Wetlands & Watercourses Agency

Regular Meeting, November 7, 2016

Page 4 of 5

DePatie noted he couldn't speak to that as it belongs to the railroad. He would probably plant a row of trees to cut down on some of the visual impact.

It was decided a full blown engineering study would not be required. Chairman Bisacky suggested flagging the center line of the driveway and submitting an application.

6. Whitney Huber, 48 Cedar Lake Road – preliminary discussion 2<sup>nd</sup> story expansion

Whitney Huber introduced himself noting they would be renovating a cottage on Cedar Lake Road. They will be tearing off a roof of a section of the front porch and replace it with a new ridge pitching the roof to the sides. The runoff from the gutters would direct the water back away. Currently there were no gutters on the house so everything is coming off the roof and hitting the ground. There is a fair amount of erosion. Mr. Huber noted there is no excavation, just inside work. The dumpster location was reviewed. No changes to the septic system. They are reducing the number of bedrooms.

Motion by Davison, second by Darnell, to have Anna Sweeney issue an administrative permit. Unanimously Approved. Eric Davison asked if it was possible a permit was not required due to the fact there is no land disturbance with this project. Mr. Huber reiterated there will be no excavation, splashblocks will be put on the bottom of the leaders. After further discussion, a motion was made by Davison, seconded by Darnell, to rescind and reverses the prior motion for an administrative permit. Unanimously Approved. Chairman Bisacky noted there was a consensus of members that this was not a regulated activity and no permit was required. Eric Davison reiterated for the record there is no ground disturbance and the Agency cannot regulate gutter alignment.

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

Nothing further to report.

8. Regulations and Map Modifications – nothing further to report.

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

Chester Inland Wetlands & Watercourses Agency

Regular Meeting, November 7, 2016

Page 5 of 5

9. Wetland Compliance Officer's Report

WCO Sweeney reported a preliminary site development plan was filed in the Development Office for a septic system at 61 Goose Hill. It appears the development of this property will require an Inland Wetland Permit. The seller's realtor, Debbie Alldredge, was notified of this fact. Ms. Alldredge indicated there is a potential buyer. Ms. Sweeney stated she has not heard from any potential buyers.

10. Correspondence

- (a) Correspondence from the State regarding dams.
- (b) Town Clerk letter regarding 2017 Meeting Schedule – Judy Brown to do.
- (c) Annual Report request for 2015-2016 – Anna Sweeney to do.

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

12. Any Other Business

Brief discussion as to whether there was a difference between administrative approval and administrative permit. It was decided there was no difference, its an administrative permit.

13. Adjournment

**Motion by Davison, second by Senay, to adjourn at 8:08 PM. Unanimously Approved.**

Respectfully submitted,



Judith R. Brown, Recording Secretary