

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

Chester Inland Wetlands & Watercourses Agency

Regular Meeting, January 8, 2018

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1. Call to Order

The Chester Inland Wetlands & Watercourses Agency held its regular meeting on Monday, January 8, 2018, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Al Bisacky, Sally Sanders, Bob Blair and Kim Senay. Chairman Bisacky called the meeting to order at 7:00 PM and immediately took a 15 minute recess to see if any applicants showed up. He then reopened the meeting at 7:15 PM.

2. Minutes – October 2, 2017

Motion by Blair, second by Senay, to approved October 2, 2017 Minutes as written. Approved with Sanders abstaining.

3. Audience of Citizens – none.

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

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

6. #17-10 Joan Keating, 4 Kings Highway – application for garage/living space addition and driveway

Chairman Bisacky noted the clock started for this application in October. The applicant has asked for a 65 day extension. No one was present, application tabled.

7. #17-11 Russell Martin, 44 Spring Street – application for addition, barn/garage foundation, deck and driveway improvements

Russ Martin was present as was Ross Gladstone from Indigo Land Design. Mr. Gladstone noted the application is for work within 100 feet of the upland review area. This property is southwest of Jennings Pond. He reviewed the delineated wetlands and 100 foot review areas. He noted there was an existing 3 bedroom house with existing deck, patio, septic system, gravel driveway and a second gravel driveway that leads to the attached garage. There was also an existing barn that has been there for a long time along the wetland boundary.

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Mr. Gladstone noted the proposal is to remove the deck and construct a new one story addition with a new deck on top of the addition with stairs going to the existing patio. There would also be some interior renovations going from a 3 to 5 bedroom house. No changes have been proposed to the septic as it is already designed for 6 bedrooms.

Mr. Gladstone further noted the barn has a deteriorated foundation. It will be raised on jacks and the foundation will be replaced with a new concrete foundation. The construction sequence was reviewed. No machinery will be going in the wetlands. Silt fence and stockpile locations were reviewed. There will be some new gravel added for access to the barn.

It was noted there will be a slight increase in impervious area from the deck. Roof runoff was reviewed. Chairman Bisacky noted they would like to see a rain garden which will help infiltration. There will be no changes to the existing brick patio.

There was further discussion regarding construction sequence including any excavation that may be needed as well as sono tubes vs. foundation.

Chairman Bisacky asked if this was in a flood zone. Mr. Gladstone replied yes. Chairman Bisacky noted if the floor is being raised, this would require a FEMA permit. He also noted a plan for dewatering would be required if they are going to proceed with a frost wall below water table.

The application process was reviewed. The clock started for this application in December. A site walk was scheduled for Saturday, January 20, 2018 at 10:00 AM.

Chairman Bisacky also noted a sketch may be needed on the excavation and building of the foundation wall. It was noted there are no gutters on the barn or the house. There was further discussion regarding a rain garden and riparian buffer.

8. #17-12 Andrew Drabkin, 46 Deep Hollow Road – application for septic system
Chairman Bisacky noted application has been submitted so the clock will start as of this meeting. No one was present, application tabled.

9. Regulations and Map Modifications – nothing further.

Chairman Bisacky noted the State has not provided new Model Regulations yet.

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10. Wetland Compliance Officer's Report – none.

11. Correspondence

Copies of the Habitat were distributed.

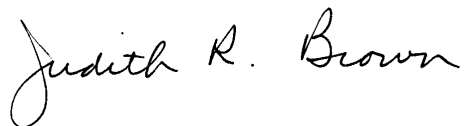
12. Receipt of Applications After Posting of Agenda – none.

13. Any Other Business – none.

14. Adjournment

Motion by Sanders, second by Blair, to adjourn at 7:50 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 text "Respectfully submitted,".

Judith R. Brown, Recording Secretary