

NOTE: These Minutes to be approved at the next regular meeting of the Agency.

Chester Inland Wetlands & Watercourses Agency

Regular Meeting, February 5, 2018

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1. Call to Order

The Chester Inland Wetlands & Watercourses Agency held its regular meeting on Monday, February 5, 2018, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Sally Sanders, Kim Senay and Bob Blair. Anna Sweeney, Wetlands Compliance Officer, was also present. It should be noted a quorum was not present, therefore, no votes can be taken during this meeting.

2. Minutes – October 2, 2017 and January 8, 2018

Minutes were tabled until the next meeting.

3. Audience of Citizens

Andrew Drabkin asked when the Inland Wetlands Regulations were last revised. Vice Chairman Sanders noted the last revision was 2005 and they have been working on updating them for the last few years. They had gotten through about half of it when the State notified everyone they were redoing the State Model Regulations which the Town Regulations are based on. That was over a year and a half ago and still waiting.

Mr. Drabkin noted then the Town Regulations come from the State Model Regulations. Vice Chairman Sanders replied yes. WCO Sweeney noted some changes are made specific to the Town of Chester. Sanders also noted the a new Wetlands Map was approved. She also noted the public will be allowed to attend any meetings where the regulations are discussed.

Mr. Drabkin asked if the Agency would consider reducing the number of members thereby making a quorum less members. The Agency has had a problem recently with not enough members for a quorum. Vice Chairman Sanders noted that is a valid concern and perhaps the Agency should consider it. It was further noted the regulations will be totally revamped. Mr. Drabkin noted he has read and reread the regulations and volunteered to review the revised edition once they are done. He has already identified several inconsistencies and bad writing, etc. He asked to see a copy of the draft regulations.

Vice Chairman Sanders reviewed Mr. Drabkin's questions about the process for receiving applications. Sanders explained the application process and time frames for receipt, voting and requesting an extension of time. This is governed by State

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Statute.

4. #17-12 Andrew Drabkin, 46 Deep Hollow Road – application for septic system
Vice Chairman Sanders noted the Sanitarian has verbally approved the septic system. She also noted this was discussed previously and agreed there really was no other area for this to go. The Agency will try to hold a Special Meeting and if so, Mr. Drabkin will be notified.

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

6. Chester Airport, 61 Winthrop Road – unpermitted activity within review area
These two agenda items were tabled until the growing season.

7. #17-10 Joan Keating, 4 Kings Highway – application for garage/living space addition and driveway

It was noted this item was withdrawn by the application.

8. #17-11 Russell Martin, 44 Spring Street – application for addition, barn/garage foundation, deck and driveway improvements

No one was present for this application.

Tony Brodeur from North Cove Construction arrived later in the meeting. He noted one concern at the last meeting was construction of the barn at the east wall. He indicated they would do sono tubes at that location and cross walls on the other 3 sides. There was discussion regarding the retaining/concrete walls. Mr. Brodeur noted it has to be 10” above grade with the concrete. There will not be any floor drains. He indicated the building was 1800's. Vice Chairman Sanders noted the floor needs to be at the same level as the original foundation level. It can't be raised above where it is now. It was noted silt fence will be installed. Mr. Brodeur noted they added a swale, there isn't enough room for a real rain garden. There was discussion regarding ground plantings around the barn. Sanders suggested having a “no mow” section of lawn or an area of defined plants that are nicely trimmed. Kim Senay suggested having an unmowed buffer. It was noted the grass swale will keep the water off the driveway. Vice Chairman Sanders noted she was happy with the sono tubes. The area of the stockpiles and silt fence was reviewed as well as a brief discussion regarding the equipment that will be used. A written request for an

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extension of time was received. Copies of the revised site plan were submitted to the Agency for the record.

9. #18-01 Russ and Michele Hammond, 48 Cedar Lake Road – Retaining walls, sea wall, walkway, steps, terrace and associated activities

No one was present so the members reviewed the application for completeness.

Later in the meeting, Russell Hammond and Whitney Huber arrived. Vice Chairman Sanders notified them the application had been reviewed for completeness and was received. The Agency has 65 days to vote. Mr. Hammond noted they are gradually working on redoing things with this property. They worked on the house and now they would like to do the sea wall. Mr. Huber reviewed the sea wall and deck area. He noted they are building a new gabion wall. The work will be done in one day. Kim Senay asked about the stumps. Mr. Hammond replied they would remain. They will be taking the wood deck out and replacing it with a patio. They will also put in a set of bluestone steps. Mr. Huber noted there will be very little alteration of grades. He also noted when they come back in March, they will have the person actually doing the work with them. It was again noted the application was received. A site walk was scheduled for February 17th at 9 AM. It was also noted if there is a Special Meeting, they will be notified.

WCO Sweeney also noted there will be another application coming in from the Town of Chester for Hydroraking Cedar Lake.

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

11. Wetland Compliance Officer's Report

Wetland Compliance Officer Anna Sweeney reported on the following -

(a) Tom Brelsford was going to come this evening but did not show up.

(b) Copies of two DEEP Aquatic Site Permits were received – one for MasoniCare and one for Archambault.

12. Correspondence – none.

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

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14. Any Other Business

Vice Chairman Sanders noted the Agency should try to accommodate the applicants and hold a Special Meeting. Kim Senay noted he didn't feel a Special Meeting would be necessary because due to the weather there wasn't going to be any construction anyway. It was decided Vice Chairman Sanders will check with Chairman Bisacky to see what his schedule was and then let everyone know.

15. Adjournment

There being no further business, the meeting adjourned at 8:25 PM.

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