

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

Chester Inland Wetlands & Watercourses Agency

Regular Meeting, May 7, 2018

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1. Call to Order

The Chester Inland Wetlands and Watercourses Agency held its regular meeting on Monday, May 7, 2018, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Al Bisacky, Sally Sanders, Kim Senay, Eric Davison, Bob Blair and Bill Bernhart. Chairman Bisacky called the meeting to order at 7:00 PM.

2. Minutes – April 2, 2018

Motion by Sanders, second by Blair, to approve April 2, 2018 Minutes as written. Approved with Senay abstaining.

3. Audience of Citizens – no Audience was present.

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

5. Chester Airport, 61 Winthrop Road – unpermitted activity within review area  
Both Agenda Items 4 and 5 were tabled.

6. Negrelli, Wig Hill Road, Review of Proposed Subdivision

It is noted Eric Davison recused himself from this application as he flagged the wetlands.

Chairman Bisacky noted the Agency asked for a plan at the last meeting. John Carona and Pat Benjamin represented the applicant. He noted the property was 22 acres on the south side of Wig Hill Road. He reviewed the site development plan which included one existing paved driveway running to the existing house. The driveway also has an easement over it which goes to the cell tower on the adjacent property. They would like to build one driveway located to a house, well and septic system. The wetlands were flagged by Eric Davison. He reviewed the location of the wetlands, stream and topography pointing out the 100 foot wetlands review area. Mr. Benjamin further noted except for a grassed area all the property is wooded, the limits of clearing were shown on the plan as well as a topsoil stockpile and the E&S controls. One lot is 8.32 acres and the other lot is 14.14 acres in a 1 acre zone.

Chairman Bisacky noted last month there was nothing shown on the plan for the adjacent property to the east. Benjamin noted the development site is 120 feet away

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from the property line. Bisacky noted the question at the last meeting was some members noticed the wetlands suspiciously stopped at the property line which seemed unnatural. Eric Davison noted there is a wetland on the lot to the east. It is customary not to trespass or flag wetlands on someone else's property. Mr. Davison explained in matters where this is an issue, he goes to the property line and estimates based on the change in grade and how far without trespassing. Mr. Benjamin reiterated they don't locate wetlands on other people's property.

It is noted for the record Anna Sweeney, Wetlands Compliance Officer, arrived at this time.

There was discussion regarding the proposed easement location. Chairman Bisacky asked if there was a reason why the driveway wasn't on the property and not on the easement. Mr. Benjamin noted the owner wanted to keep as much property with the front lot. It doesn't really matter from a Zoning standpoint. It was confirmed that when someone wants to build on this lot, they would have to come back to the Agency with an application. Chairman Bisacky noted this is really just a referral to Planning & Zoning regarding the location of the property lines and impact to wetlands. There was further discussion on why the property lines were drawn as shown seeing as the parcel was 8 acres. Mr. Benjamin noted no one can move that driveway closer to the wetlands once its approved. The easement can't move without further approvals. Chairman Bisacky noted his preference would be to have the lot line moved so there doesn't have to be an easement and its owned. This Agency is looking at how the lot lines are drawn and how they potentially impact the wetlands. Mr. Benjamin noted he drew it that way originally, but the owner wanted the easement. Mr. Benjamin noted they can adjust the easement to 30' wide so nothing could be done to impact the wetlands. The 100' regulated area was once again reviewed. The driveway is about 200' from the regulated area.

It was noted there were several places where the house could be located. Test holes have already been done with the Sanitarian.

**Motion by Sanders, second by Bernhart, to refer the Negrelli Subdivision to Planning & Zoning as approved by the Wetlands Agency with lot lines as drawn on the plan and 35' easement on Lot 3 in location on plan as shown.**

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**Approved with Bisacky opposed and Davison recusing himself. Motion Carried.**

7. Komondy, 29 Liberty Street, Residential Home Building

Christopher Komondy introduced himself. He noted he would like to rebuild the house that had been destroyed by a fire. The Town issued an order to have the old structure removed. The foundation was ripped out and stone piled in the back yard to be used in a new foundation. There is no excavation to be done as hole remains. There is no excavation for the garage as foundation is there. The new garage will have a concrete floor. The only change to the layout between the house and garage is there will be a connector from the back of the house to the front of the garage which Planning & Zoning has already approved because it is passed their setback requirements. There won't be a basement for the connector because of topography. The back of the house is actually a walkout and the hole is already there.

Mr. Komondy noted in the past there was a question as to what type of plantings would be done around the house. He indicated a friend of his wife came and identified all the plantings currently there.

In summary, there is the existing foundation and layout, no excavation involved, dirt piled up, on the ground will be a slab for the connector between back of house and garage, no excavation in terms of the garage, garage will be rebuilt. Chairman Bisacky asked for a larger plan that was easier to read. The plan was reviewed in detail. Mr. Komondy noted there is no actual wetlands on the property other than the brook which is 12' below the level of the house. The Army Corp years ago after a flood put massive boulders along the river bank. He already has a contract with the concrete company to pour the foundation and use the existing stone in the back yard. The modular home will be put on top. Construction will be very quick. The deck was reviewed. Roof runoff was reviewed. Komondy noted there will be two overengineered drywells on the property. The driveway material is currently process but will eventually be cobblestone. The geothermal wells were reviewed.

Sally Sanders asked if notices were mailed out to the neighbors. Komondy replied yes. Sanders also asked if this was the exact same plan proposed in 2016. Anna Sweeney noted she compared the plan in 2012 which the Agency denied and it was

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the same as this one except it has the septic system on it. It was noted this plan shows fill in the review area.

It was noted Mr. Komondy should submit a letter from the Sanitarian regarding the septic system. Komondy also noted there is underground electric which will be used for the new house.

Mr. Komondy noted the neighbors are anxious to have the house rebuilt because the property values in the neighborhood are going down. Komondy indicated there is a builder lined up, the funds are in place from the insurance company so they just need to start building.

There was discussion regarding the geothermal wells and the location of the temporary sediment basin which was within the review area. Mr. Komondy noted they would be happy to move it out of the review area. It was suggested as the wells will be going in first before any construction perhaps the existing hole could be used. Anna Sweeney cautioned the Agency regarding geothermal wells based on a prior experience. Sally Sanders noted they are looking for limited disruption. Mr. Komondy reviewed the process for the geothermal wells.

Chairman Bisacky noted the Agency would like a revised plan for the temporary basin. Mr. Komondy noted he would be happy to be on the property if any members would like to stop by to view the property. Anna Sweeney will also look up some of the old minutes. Chairman Bisacky reminded everyone this is a new application that should stand on its own merit.

Anna Sweeney noted the application fee was \$160.00. Chairman Bisacky also noted the applicant must submit in writing alternatives to the proposal. Also bigger copies of the plan.

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

9. Wetland Compliance Officer's Report

No report was available.

10. Correspondence – none.

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

12. Any Other Business – none.

13. Adjournment

**Motion by Davison, second by Bernhart, to adjourn at 8:00 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