

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

Chester Inland Wetlands & Watercourses Agency

Regular Meeting, June 4, 2018

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1. Call to Order

The Chester Inland Wetlands & Watercourses Agency held its regular meeting on Monday, June 4, 2018, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Al Bisacky, Sally Sanders, Bob Blair, Bill Bernhart, Kim Senay. Anna Sweeney, Wetlands Compliance Officer, was also present. Chairman Bisacky called the meeting to order at 7:01 PM.

2. Minutes - May 7, 2018

Motion b Sanders, second by Blair, to approve May 7, Minutes amended as follows -

- Under 6. 3rd paragraph, 4th sentence, should read, "Eric Davison was asked to return to the room and noted there is wetlands to the lot on the east."
- Under 6. 5th paragraph, 3rd sentence from end, should read, "Mr. Benjamin noted they can adjust the easement to 30' wide centered on the proposed driveway to nothing could be done to impact the wetlands."
- Under 6. motion should read, "...refer Negrelli Subdivision to Planning & Zoning as approved by Wetlands Agency with lot lines as drawn on the plans and 35' easement on Lot 3 centered on the proposed driveway in location on plan as shown."

Unanimously Approved.

There was a brief discussion regarding application numbers which had been omitted from the Agenda.

3. Audience of Citizens - no one offered any comment.

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

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Agenda Items 4 and 5 were tabled.

6. Pre-Review Items -

a. DePatie, Ferry Road

Mr. DePatie reviewed the condition of his driveway project. He had originally not planned on paving the driveway, but maintenance has become quite an issue. He thought it best to come in and discuss

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paving before doing it. He explained when he bought his house he didn't know the driveway was on Railroad property and that has become a problem with people coming on to his yard. He then decided to move the driveway on to his own property and obtained a wetlands permit to do so. He further noted this has become a dramatic overall improvement to his property and has stopped people from coming in to his yard.

Chairman Bisacky noted this was a pre-application discussion to see if an application will be needed. Sally Sanders noted if the driveway were paved, there would be more runoff due to more impervious surface and felt the Commission should review it. Kim Senay suggested using mixed sized stones packed together. It was noted gravel driveways on a hillside can be a maintenance issue.

Chairman Bisacky felt this would require an application. It was noted the Conservation District could assist Mr. DePatie if he needed some guidance. Eric Davison noted there are ways to handle runoff if it is paved.

Mr. DePatie also noted he would like to put a bluestone walkway along the back of his house and add a grilling deck and hot tub pad on the western side. There is an existing stonewall there. Chairman Bisacky noted that would also require a permit application.

Brief discussion ensued and there was a consensus of members that the walkway and hot tub could be an administrative permit, but the paving of the driveway would require a regular wetlands permit.

b. Tackett, 43 Liberty Street

WCO Sweeney noted this also needs review as to what type of permit is needed. The homeowner's niece explained the plan is to build a small terrace on the back of the guest house, 16' x 12.5'. The terrace would be an area of grass and bluestone. It was agreed this could be an administrative permit as it was on the same grade and no fill required.

7. Komondy, 29 Liberty Street, Residential Home Building

WCO Sweeney noted a Petition for Public Hearing was received 5/17/18 which was within the allotted time. Chairman Bisacky noted there are

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3 things that trigger a public hearing - 1) if the Agency determines significant impact to wetlands, 2) Petition containing at least 25 signatures of Chester residents at least 18 years of age, and 3) if Agency decides it would be in the public interest. A public hearing was scheduled for Monday, July 2, 2018. Chairman Bisacky urged all members to review Sections 9 and 10 of the Regulations regarding public hearings and decisions. Bisacky reviewed what occurs during a public hearing including that the public may speak with regard to the impact of wetlands or watercourses. It was noted the previously requested large plan should be submitted during the public hearing. July 2nd is within the 65 day timeframe to open the public hearing.

8. Regulations and Map Modifications - nothing further at this time.

9. Wetland Compliance Officer's Report

Aaron Manor - WCO Sweeney noted she found an old plan in the files which was reviewed. Chairman Bisacky noted an addition has been put on the building and this plan included the parking area in the front. The reserve area of 25 spaces was to be left as lawn, but it was gravel. There had been discussion at that time regarding water quality and runoff into the stream. Bisacky noticed about a month ago the area had been paved and this was within the review area. WCO Sweeney noted she spoke to the Fire Marshal about this and was advised it was done to assist the Fire Department. There was a brief discussion regarding drainage. Chairman Bisacky reviewed the options as this work was done without a permit. Sweeney will ask Aaron Manor to come to the next meeting to discuss this matter.

WCO Sweeney briefly reviewed some work being done at 80 Wig Hill Road. Chairman Bisacky noted a hole has been dug behind the house and there are 2 big piles of dirt, probably for an addition. Sweeney noted there are a lot of wetlands down the slope. She will visit the property and take some photos for emailing to members.

10. Correspondence - none.

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

12. Any Other Business - none.

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13. Adjournment

Motion by Davison, second by Sanders, to adjourn at 8:03 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