

1. Call to Order

The Chester Inland Wetlands & Watercourses Agency held its regular meeting on Monday, September 10, 2018 at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Al Bisacky, Bill Bernhart, Bob Blair, Kim Senay and Wetlands Compliance Officer Anna Sweeney. Audience of citizens included Nathan Jacobson, Sandra Freudenstein, Roger Nemergut, Chris Komondy, Iroi Melanson, Vincent Germini and Ben Belisle. Bettie Perreault was present as Acting Clerk.

Chairman Bisacky called the meeting to order at 7:06 P.M.

2. Minutes – August 6, 2018

Members present had not reviewed the August 6, 2018 minutes prior to this meeting; action was deferred to the October 1, 2018 meeting.

3. Audience of Citizens

No member of the audience spoke at this time.

4. Public Hearing – Continuation of Public Hearing

- a. #18-03 Christopher Komondy, 29 Liberty Street – Residential Home Building

The Public Hearing was called to order at 7:09 P.M. Mr. Komondy was out of the room at this time. Upon his return at approximately 7:25 P.M., Komondy advised that his engineer was unable to get to this Hearing and verbally requested the Hearing be continued to the October 1, 2018 meeting. After careful review, it was determined that this continuation would fall within the 65-day period allowed for the previously requested and allowed extension.

The Public Hearing was continued to October 1, 2018 at approximately 7:30 P.M.

5. #18-03 Christopher Komondy, 29 Liberty Street – Residential Home Building

No action was taken at this time.

On motion by Bernhart, seconded by Senay, Agenda Item #6 (Continued Show Cause Hearing- Chester Airport, 61 Winthrop Road) was moved forward on the Agenda. Motion was approved unanimously.

6. Continued Show Cause Hearing

- a. Chester Airport, 61 Winthrop Road – Unpermitted activity within review area

Wetlands Enforcement Officer Sweeney reported no recent actions have been taken on this matter pending a site inspection of plantings at the site; that additional remedial measures may be required in connection with an area where previously identified waste materials may have been deposited on the site, and action/decision by the CT DEEP is still pending. Once all conditions have been found to be in compliance and State approval(s) received, the matter may be brought to a vote for approval.

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

7. Geraldine M. Jacobson, 43 Goose Hill Road – Removal of sediment from pond

Nathan Jacobson, representing Geraldine Jacobson, provided correspondence and site plans detailing proposed removal of sediment from an existing “run of the stream” pond, which collects sediment. The stream, Waterhouse Brook is a stream which fluctuates seasonally and traverses the Jacobson property, continuing downstream, under Goose Hill Road toward the Connecticut River. The information was accepted and the matter will be placed on the Agenda for the Agency meeting on October 1, 2018. Members may look at the site involved at their convenience. Jacobson reported the intent to use the same contractor as has been used in the past, utilizing a backhoe to remove materials from the pond to a truck for disposal off site. Following approval, any work to be performed will be dependent upon weather conditions and the water flow of the stream. Recognizing that conditions will require suitable weather and water flow, permit for the work will not have an assigned expiration date.

8. Sandra K. Freudenstein, 39 Turkey Hill Road – Driveway wetland crossing

Ms. Freudenstein deferred to her engineer, Roger Nemergut to present the proposed driveway plans. Nemergut reviewed the site plan, showing exiting lots with residences at 37 and 39 Turkey Hill Road. Two rear, interior lots are proposed for future development. Any access to the rear lots will require crossing of wetland areas. The site plan indicates an existing right-of-way on Lot 37. The proposed access will be at the north boundary of Lot 39 to reduce the wetland area that would be impacted by a driveway crossing. It was estimated that a run of approximately 130 feet would be needed to complete the project, with installation of a culvert and addition of an estimated 180 cubic yards of fill. (The existing ROW on Lot 37 will be retained until all approvals are obtained and access to the rear lots secured.)

Questions raised included, among others:

- What is the direction of water flow for the surrounding area (both north and south, topography related);
- Is the topography on the applicant property similar to the surrounding area (yes);
- What, if any other alternatives were considered for location of access (others would have affected more extensive wetland areas), and
- Is the area proposed for the driveway flagged (applicant was requested to have this done).

Agency members will conduct a Site Walk of the proposed crossing area on Saturday, September 22, 2018 at 8:30 A.M. Mr. Nemergut advised he would be present at that time.

9. Chester Hose Company – Pre-review of proposed water hole at Cedar Lake

Vincent Germini, President of the Chester Hose Company, accompanied by Ben Belisle, also of the Hose Company provided drawings of a proposal to install a holding tank to provide a water source for emergency vehicles on property owned by the Town of Chester now known as Pelletier Park abutting Route 148. The installation, in basic layout, would include a holding tank installed underground with a water line extending into Cedar Lake to such a distance and depth as to be minimally affected by encroaching weed growth. Installation of a benthic barrier {a piece of

material that lays on the Benthos layer of a lake or pond to restrict sunlight and plant growth} was suggested as a retardant for such a project. It was pointed out that an existing standpipe on the side of Cedar Lake by the Terraces is already compromised by weed growth.

The Hose Company has reviewed and tested a similar installation in the town of Lyme with favorable feedback. While there are other standpipes in town, many no longer meet the requirements of modern equipment and water demands.

Alternative locations at Cedar Lake have been considered but accessibility for emergency vehicles makes the proposed location abutting Route 148 the most feasible. Installation at the proposed location would not encroach on CT DOT property and should have minimal impact on recreational uses of the property. Additional testing and design work will be required before proceeding further.

While there may be grant funding available for a project of this type, further approvals would need to be secured before pursuing the grant process. Next steps will include submission of application accompanied by plans and support information. Since the project would be constructed on Town property with Town funds, other boards and agencies may also need review and approvals.

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

There was nothing to report at this time.
(Please refer to information provided under Item 6.a, above.)

11. Regulations and Map Modifications

There was nothing to report at this time.

12. Wetland Compliance Officer's Report

Wetlands Compliance Officer Sweeney reported she has been advised that conditions which may be made as part of a permit approval must be filed on the Town's Land Records to ensure that those conditions remain in force when the permit term expires.

A property owner has voiced concerns in connection with perceived water discharge emanating from another property with the claim that it is causing property damage. Review of the reported location did not substantiate the claims presented.

Application from Aaron Manor has not yet been completed or submitted; upon receipt it will be placed on the Agenda for Agency action.

13. Correspondence

There was none to be considered at this time. Copies of *The Habitat*, a newsletter of the Connecticut Association of Conservation & Inland Wetlands Commission was distributed for Commissioners' information.

14. Receipt of Applications after Posting of Agenda

Nothing had been received at this time.

15. Any other business

There was nothing to bring up at this time.

16. Adjournment

Motion by Senay, seconded by Bernhard, to adjourn at 8:03 P.M. Unanimously approved.

Respectfully submitted,

Bettie Perreault

Acting Clerk