

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

Chester Inland Wetlands & Watercourses Agency

Regular Meeting, October 1, 2018

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1. Call to Order

The Chester Inland Wetlands & Watercourses Agency held its regular meeting on Monday, October 1, 2018, at the Chester Town Hall, 203 Middlesex Avenue, Chester Connecticut. In attendance were Al Bisacky, Eric Davison, Bob Blair, Kim Senay, Bill Bernhart and Eleanor Wahlberg. Anna Sweeney, Wetlands Compliance Officer, was also present. Chairman Bisacky called the meeting to order at 7:00 PM.

2. Minutes – August 6, 2018, September 10, 2018, September 22, 2018 Site Walk

Motion by Blair, second by Senay, to approve Minutes of August 6, 2018 and September 10, 2018 as presented and Minutes of September 22, 2018 amended by changing the address of the site walk to 39 Turkey Hill Road. Unanimously Approved.

3. Audience of Citizens

Attorney for Aaron Manor asked if he could look at a map. He was given a copy of the permit application.

4. Public Hearing – Continuation of Public Hearing

(a) #18-03 Christopher Komondy, 29 Liberty Street – Residential Home Building
Greg Fedus with Fedus Engineering introduced himself as representative for Mr. Komondy. He noted there were a number of items at the July meeting that needed clarification. He submitted revised plans and listed items discussed at the last meeting – amount of fill and excavation, limits of fill, stockpile volume, erosion control plan, landscape buffer along the back, clarification of existing and proposed grades especially around the existing garage, the foundation for the existing garage, grading on the east side and how it effects the neighbor. Chairman Bisacky agreed those were the items that had been discussed at the July meeting.

Mr. Fedus noted they looked at the grading and any water that falls will now stay on Mr. Komondy's property (94 contour). The 94 contour will remain as it is today. That was the big global change with the grading. Before the contours were spread out a bit. We tightened it up a bit.

Mr. Fedus reviewed the amount of fill and excavation. What is excavated will be used on site. Just a little bit of processed gravel will be brought in for the floor of the garage. Truck loads will not be coming in or going out.

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Mr. Fedus reviewed the limits of fill which were highlighted on the plan. All contours on the east side of the house will be put back in the same spot. There is no change in grade. The 98 contour follows the existing across the driveway.

Mr. Fedus noted at the last meeting there was discussion about using the existing house foundation hole for a temporary sediment basin when doing the wells. There was concern for the amount of water that comes out when drilling deep wells. He created a berm system and directed the water into this basin. The soils are very well drained. There are hay bales and additional silt fence at the bottom of the site with an anti-tracking pad coming in. He reviewed fill coming in and stockpile areas as well as silt fence locations as noted on the plans.

Mr. Fedus noted the site is pretty overgrown. He reviewed the area of the planting/landscape buffer/rain garden area. Anything working down the hill will get caught up in that 25' rain garden. Invasives will be removed. A plant list was also submitted.

Mr. Fedus reviewed existing/proposed grades. They limited the amount of cutting and filling. 95% of the fill will be out of the 100 foot review area. There is a dirt floor in the existing garage. All the roof drains for the house and garage will be captured. They have controlled all stormwater in the area.

The garage foundation is stone and about 1 foot will be added to the top of it. Then pouring a floor inside with 25 cubic yards of processed gravel to bring it up to grade. Any good material on site will be utilized.

Chairman Bisacky asked about sizing of the infiltration for the stormwater. Mr. Fedus noted it was on the plans and was discussed at the last meeting. Sheet 4 has the infiltration gallery as well as the summary of the calculations. He noted the soils are very well drained.

Eric Davison confirmed there will be no excavation relative to the rain garden. It will be a dedicated landscape buffer.

Motion by Bernhart, second by Wahlberg, to close public hearing for Christopher Komondy, 29 Liberty Street. Unanimously Approved.

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

Motion by Davison, second by Blair, to approve Application #18-03 Christopher Komondy, 29 Liberty Street, to rebuild house. Discussion followed. WCO Sweeney noted the application fee has not been paid. Mr. Komondy submitted a check. Chairman Bisacky noted there were a number of questions and comments that had been asked and answered. He called the vote on the motion. **Unanimously Approved.**

6. Continued Show Cause Hearing

(a) Chester Airport, 61 Winthrop Road – unpermitted activity within review area
Item was tabled.

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

Mr. Jacobson was not present, but Anna Sweeney noted she was at the site which is pretty muddy right now. Chairman Bisacky noted the applicant has a pond that they muck out every few years. It was determined the application was complete. **Motion by Blair, second by Bernhart, to approve Application #18-08 Nate Jacobson for pond dredging. Approved with Davison abstaining.**

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

Roger Nemergut, Project Engineer, introduced himself and the owner/applicant Sandra Freudensstein of 37/39 Turkey Hill Road. Mr. Nemergut noted the parcels were long and narrow. There is a lot that doesn't have frontage but has a 25' wide right of way. 39 Turkey Hill has a house on it. He noted there were actually 3 parcels – one being 2 acres, one 9 acres and one 11 acres. Mr. Nemergut explained there were 3 bands of wetlands flagged by Rich Snarski and located by Dick Gates on the survey. The objective is to construct 2 houses. They are looking at the narrowest point to cross the wetlands. The brook runs from south to north. He reviewed the 2 proposed house sites. Soil testing was done and is capable of supporting septic systems. He reviewed the proposed access point. They are proposing a 24" culvert, fill over the top and continue up to the house.

Mr. Nemergut noted he was at the recent site walk. There were a couple concerns – the brook has a bend to it and the culvert can't bend so it would be straight. The other concern was that it was pretty close to the property line. There was a question about the 36" tree and whether it would be removed. Mr. Nemergut replied they would remove it because it wouldn't survive if left there.

Mr. Nemergut reviewed an alternative plan which moved the culvert about 25-30 feet

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south which would move into a straighter alignment of the stream. That would also get it further away from the neighbor's property line to the north.

Chairman Bisacky asked what the velocity would be for a 25 year storm. Mr. Nemergut noted they looked at that and the velocity would be under 10' per second which is what the riprap would be sized for. It will certainly be higher than what is there now.

Chairman Bisacky reminded Mr. Nemergut he would have to notify the Connecticut Water Company according to Connecticut General Statute 22a-42(f).

Eric Davison noted the plans should show total square foot impact and the flag numbers. Mr. Nemergut noted a lot of flag numbers are gone. Davison indicated he definitely has an issue with the culvert. This will alter the hydrology in a major way. He felt this should have a precast arch span or 3 sided culvert. He felt the location was problematic. Maintenance and repair would be difficult and involve the neighbor. He felt the alternative site would be better. Davison also noted this would fall into an Army Corp Category 2. There are also 2 intermittent channels in that wetland. There needs to be a practical account for the flow. Mr. Davison noted he didn't have a problem with someone accessing a rear lot, he just felt there was a better way to do it.

This will be on the agenda for next month. Mr. Nemergut felt he could revise the plans, send them to the Water Company and come back for the next meeting.

9. Aaron Manor, 3 South Wig Hill Road – shed

Mervan Zilkic, Aaron Manor's Maintenance Director introduced himself noting his job is to keep the facility safe and everything functions properly. They are regulated by State and Federal Agencies as well as the local Fire Marshal. He has worked for Aaron Manor for 4 years. He noted the Physical Therapy Storage Room is full of wheel chairs and medical equipment but Physical Therapy is on the other side of the building. Therefore the need for a storage shed. He submitted an application to zoning and then was contacted by Anna Sweeney who indicated a wetlands permit would be necessary. He noted it was a pre-built shed placed on crushed stone used for storage of medical equipment. There will be no clearing of trees and no power to the shed. There may be a small amount of excavation to install the crushed stone. Chairman Bisacky asked if there were any other locations available. Mr. Zilkic replied not really. This will be voted on at the next meeting.

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10. Chester Airport, 61 Winthrop Road – unpermitted activity within review area
Nothing further to report on this item.

11. Regulations and Map Modifications
Nothing further to report on this item.

12. Wetland Compliance Officer Report

Anna Sweeney reviewed emergency granting of remediation efforts. She reviewed two areas at Nate and Jeff Jacobson properties. These will be temporarily repaired and then will come in with a permit for a permanent repair. She also noted the Schaefers on Liberty Street had a lot of scouring. 109 Cedar Lake Road also had damage to their driveway. There were also complaints from Joan Keating on Kings Highway regarding town damage.

13. Correspondence – none.

14. Receipt of Applications after Posting of Agenda – none.

15. Any Other Business – none.

16. Adjournment

Motion by Wahlberg, second by Davison, to adjourn at 8:15 PM. Unanimously Approved.

Respectfully submitted,



Judith R. Brown, Recording Secretary