

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

Chester Inland Wetlands & Watercourses Agency

Regular Meeting, January 7, 2019

Page 1 of 4

1. Call to Order

The Chester Inland Wetlands & Watercourses Agency held its regular meeting on Monday, January 7, 2019, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Al Bisacky, Eric Davison, Kim Senay, Bob Blair, Bill Bernhart and Ellie Wahlberg. Anna Sweeney, Wetland Compliance Officer, was also present. Chairman Bisacky called the meeting to order at 7:00 PM.

2. Minutes – December 3, 2018

Motion by Bernhart, second by Wahlberg, to approve December 3, 2018 Minutes as written. Unanimously Approved.

3. Audience of Citizens – no one offered any comments.

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

Anna Sweeney noted an email was received from Jodi Chase indicating a mislabeling of information. Chairman Bisacky noted this email should be kept in the file.

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

6. Mingoello, 9 Water Street – Mixed Use Development

Joe Mingoello, Attorney Ed Cassella (arrived later during discussion) and Greg Fedus (Engineer) were present. Greg Fedus noted this was in the Village District which promoted moving buildings closer to the street. They were proposing 7 residential units in the front and a small office building in the rear.

Mr. Fedus reviewed the proposed plan. He noted this was on Great Brook which has a stable bank. The pavement sheet flows off the bank. They are proposing pavement further away from the bank into an in ground infiltration area which will go into the CT DOT drainage system. There will be a slight increase in impervious pavement. One driveway will be an anti-tracking pad. The area in between the two buildings will be graded. There will be a rain garden for roof drainage.

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Chester Inland Wetlands & Watercourses Agency

Regular Meeting, January 7, 2019

Page 2 of 4

Chairman Bisacky asked how they would comply with the MS4 Community General Permit. What's the percentage of impervious area? Mr. Fedus noted existing impervious is almost 60%, proposed is 70%. He also wasn't sure the General Permit applied as this was a relatively small space. Chairman Bisacky noted it was more than 40% so it did apply. They would have to comply with retention and incorporate LID design elements into the overall design. Rain gardens could be part of it and they would have to comply with the Storm Water Quality Manual. Mr. Fedus noted they haven't proposed anything yet for water quality but will be doing that.

Chairman Bisacky also noted they would have to consider whether this will be a significant impact. They need more detail to make that decision.

Mr. Fedus reviewed grading and drainage of the existing bank building. There will be very little change. They will tie into the CT DOT drainage system. Waiting approval for that from the State. They will also tie into the town sewer system and public water.

Parking was reviewed. Residential parking will be in front of each unit. They will look at the parking space on the far left as its pretty tight. It was noted test pits and/or borings need to be done.

Mr. Davison suggested incorporating native plantings along the brook for riparian restoration for the MS4 Permit.

Mr. Fedus noted they are proposing a retaining wall along the Smith Brothers property. Chairman Bisacky noted this will require an easement, copy of which needs to be submitted to this Agency.

Attorney Cassella noted this property is in the Village District. This is the first application to come before the Zoning Commission since those regulations were adopted several years ago. Mixed Use Development is permitted in the Village District. This project has 7 town house units and a rear commercial office building. This property is allowed a higher density and less setbacks. The Zoning Commission is focused in on what it will look like and does it fit the town's general character. Attorney

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Chester Inland Wetlands & Watercourses Agency
Regular Meeting, January 7, 2019
Page 3 of 4

Cassella noted he will go to the Zoning Commission on Thursday to show them these plans.

Chairman Bisacky asked if there would be a sidewalk in front of this building. Attorney Cassella noted that is still being discussed. There is a sidewalk on the other side of the street.

Other items discussed were areas for trash receptacles, snow storage in winter, stockpile area if one is required.

Each unit will have an elevator, no basements, garage will be the lowest level. A landscaping plan will be submitted. The rear building will be like a barn with office space. The town houses will be high end for sale.

In summary, Chairman Bisacky noted he would like to see more details on storm water management, is this property in the flood zone, any alternatives considered. The Agency will decide if this is a significant activity once it receives more details. Also the application needs to be signed by the owner.

7. Regulations and Map Modifications - nothing new to report.

8. Wetland Compliance Officer's Report – nothing to report.

9. Correspondence

Land Use Seminar in March. Anyone interested should fill out the application and email to Anna Sweeney.

10. Receipt of Applications After Posting of Agenda

#19-02 J. Brian Buckley, 87-89 Main Street, addition. Copies of the application were distributed. J. Brian Buckley introduced himself. He noted this was in the Village District, D3 Residential area. They are applying for a variance which requires comment from Inland Wetlands first. Photos were passed around for review. Mr. Buckley noted this was a drainage ditch or swale, not a watercourse. There is no pond. All runoff was created years ago. There is a natural buffer between this property and the "stream".

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Chester Inland Wetlands & Watercourses Agency
Regular Meeting, January 7, 2019
Page 4 of 4

The site plan shows a minor addition with a foundation. There will be minor excavation, backfilling, silt fencing has been provided. There is a natural swale alongside the driveway that will guarantee no runoff into the stream. After completion of the addition, there will be no change to water runoff from the site. The existing patio will be covered by a deck. This structure will not impose any impact on the watercourse.

Mr. Buckley further noted no alternatives are required because of no impact to the watercourse. Chairman Bisacky noted impervious area is being added and recommended mitigation with a small rain garden. There was discussion on where the runoff from the site goes. Chairman Bisacky suggested Mr. Buckley consult the CT Storm Water Quality Manual for mitigation.

Mr. Buckley noted this is a single residence with a business that existed prior to 1969. There have been no additions since 1940. Chairman Bisacky noted approval will be considered at the next meeting after receipt of additional requested details.

11. Any Other Business

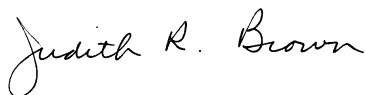
2019 Meeting Schedule was distributed.

Chairman Bisacky noted they were going to reopen the discussion regarding Item 6 above in order to either determine this was a significant activity or whether to just schedule a public hearing at the March meeting. The alternative would be to make a determination in February and then schedule the public hearing. The general consensus was this was a significant activity due to impact to wetlands and a public hearing was scheduled for the March meeting. The applicant will not attend the February meeting.

12. Adjournment

Motion by Senay, second by Wahlberg, to adjourn at 8:25 PM. Unanimously Approved.

Respectfully submitted,



Judith R. Brown, Recording Secretary