

**NOTE: Minutes of Inland Wetlands & Watercourses Agency to be approved at next regular meeting.**

**Chester Inland Wetlands & Watercourses Agency  
Regular Meeting, February 4, 2019  
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**1. Call to Order**

The Chester Inland Wetlands & Watercourses Agency held its regular meeting on Monday, February 4, 2019, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Sally Sanders, Kim Senay, Bill Bernhart, Bob Blair and Ellie Wahlberg. Anna Sweeney, Wetlands Compliance Officer, was also present. Vice Chairman Sanders called the meeting to order at 7:00 PM.

**2. Minutes – January 7, 2019**

*Motion by Bernhart, second by Blair, to approve January 7, 2019 Minutes as written.  
Approved with Sanders abstaining.*

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

**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**  
Vice Chairman Sanders noted the January Minutes stated the picture previously submitted had been mislabeled. Nothing further at this time.

**6. #19-01, Mingoello, 9 Water Street – Mixed Use Development**

Vice Chairman Sanders noted a public hearing is scheduled for March 4, 2019. *Motion by Wahlberg, second by Blair, that this application is determined to be significant activity. Unanimously Approved.*

**7. #19-02, J. Brian Buckley, 87-89 Main Street – addition**

Brian Buckley noted at the last meeting, there was discussion regarding the mitigation of the additional roof surface. He reviewed the design sizing map of the rain garden. Mr. Buckley reviewed the grade noting it slopes gradually toward the back. The pipe that will be connected to the down spot will be underground and then enter the rain garden. The rain garden would be constructed after all the other construction.

Mr. Buckley noted there is an existing porch. The porch step will be removed and the porch will continue to the end. He also noted the existing porch and existing former beauty salon area is one story and everything else is two story. They will build a wood deck over the existing concrete patio. There are no gutters on the house currently. Mr. Buckley reviewed how the water flows off the 1<sup>st</sup> story.

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The calculations for the water runoff were reviewed. Vice Chairman Sanders noted the rain garden will need to be drawn on the map. Mr. Buckley drew it on the map during the meeting.

Vice Chairman Sanders noted she viewed the property from the cemetery property and noticed someone is dumping items within 3 feet of the stream. This area needs to be removed and not used as a dumping ground. Mr. Buckley noted the applicant is not living there so someone else must be doing the dumping.

Mr. Buckley noted the bank of the stream is a stone wall. They are planning to repair the edge of the stream bank and will clean up the area at the same time. He noted they will be grading along the stream and planting. Vice Chairman Sanders noted this activity is not included in this application.

*Motion by Blair, second by Senay, to approve Application #19-02 with the condition that details of the gutter placement and rain garden location and size be noted on the master copy of the plan dated 12/27/18. Unanimously Approved.*

**8. #19-03, Aaron Manor, S. Wig Hill Road, Septic System**

Copies of the application were distributed and reviewed for completeness. It was determined the application was complete.

It was noted this is a 60 bed nursing home. The existing septic system is malfunctioning and failing according to DEEP, State Health and local Health. Soils have been tested which were poor draining. Additional perc tests were done in the meadow field with the local sanitarian and found an area with good draining soils less than 1 in 10. They are currently working with DEEP on a new plan. The new plan with the new driveway was reviewed. Vice Chairman Sanders noted this plan was very similar to the plan presented to the Agency previously. The individual presenting the plan noted he wasn't involved with any previous application.

Vice Chairman Sanders asked if anything more has been done with the Town as far as extending and connecting with the Town sewer system. He noted Al Wolfgram who had been handling that indicated that idea had been shot down by the town due to cost.

There was discussion regarding disposition of drugs not part of household use. It was noted no more patients can be added until a new septic system is approved.

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**Discussions are ongoing with Bob Scully, State Health Dept. The amount of bedrock was reviewed. Disposition of effluents will be discussed with Mr. Scully.**

**Vice Chairman Sanders noted this would require a site walk to be scheduled at the March 4<sup>th</sup> meeting with everyone present including the applicant's engineer.**

***Motion by Wahlberg, second by Senay, that this application was determined to be a significant activity and a public hearing will be held on April 1, 2019. Unanimously Approved.***

**9. #18-09, Sandra Freudenstein, 39 Turkey Hill Road, driveway wetland crossing  
Sandra Freudenstein and Roger Nemergut were present. Mr. Nemergut reviewed the minimum buildable area of 30,000 s.f., no wetlands and the ROW could only encompass 10%. He noted there currently are 3 lots and they are looking for a 4<sup>th</sup> lot as a free split. The applicant was here previously and received approval for the driveway. They then learned they exceeded the 10% and had to shift the driveway to the south so not to exceed the 10%. It was noted the minor change is outside the review area. *Motion by Blair, second by Wahlberg, that the change doesn't affect activity in the review area. Unanimously approved.***

***Motion by Wahlberg, second by Blair, to move Agenda Item #13 to after Agenda Item #9. Unanimously Approved.***

**13. Receipt of Applications After Posting of Agenda**

**#19-04 Yulka Markevich, 10 Birch Street**

**Yulka Markevich was present. She noted she has a small house in the Cedar Lake area and is restoring it. She wants to add a small deck, part of the roof above the deck and a portico in the front. A concrete patio will be removed. She reviewed the location of the deck, the concrete patio and the roof over the deck.**

**WCO Sweeney asked if this could be done as an Administrative Permit. The applicant also has to go to the Zoning Board of Appeals for a variance. Ms. Sweeney noted the applicant already has an approved Wetlands Permit for the septic system.**

**There was discussion regarding impervious and pervious surfaces as well as gutters.**

**It was the consensus of members this could be done with an Administrative Permit.**

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**10. Regulations and Map Modifications – nothing new to report.**

**11. Wetland Compliance Officer Report – none.**

**12. Correspondence – none.**

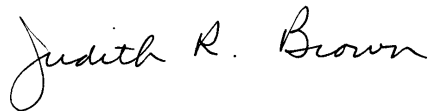
**14. Any Other Business**

**Kim Senay noted he has been queried about the dam. WCO Sweeney noted there has been some correspondence regarding the dam. Cost of repairs for the dam could be considerable. There is money available to take the dam out, but not to rebuild it.**

**15. Adjournment**

***Motion by Wahlberg, second by Senay, to adjourn at 8:16 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 typed name.

**Judith R. Brown, Recording Secretary**