

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

Chester Inland Wetlands & Watercourses Agency

Regular Meeting, January 6, 2020

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1. Call to Order

The Chester Inland Wetlands & Watercourses Agency held its regular meeting on Monday, January 6, 2020, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Al Bisacky, Sally Sanders, Kim Senay, Eric Davison, Ellie Wahlberg, Bob Blair and Bill Bernhart. Anna Sweeney, Wetlands Compliance Officer, was also present. Chairman Bisacky called the meeting to order at 7:00 PM.

2. Minutes – November 4, 2019

Motion by Wahlberg, second by Senay, to approve November 4, 2019 Minutes as written. Approved with Sanders and Blair abstaining.

3. Audience of Citizens – no one commented.

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

Agenda Items 4 and 5 were both tabled.

6. #19-14 Marianne Sabino, 37 Kings Highway, Garage

Chairman Bisacky noted this was discussed last time. A report had been submitted by a soil scientist which is being submitted for the record. It was noted there is a driveway but no power. Bisacky noted this should be shown on the plan. This new garage is to store 2 cars that aren't used. The driveway (processed gravel) was drawn on the plan at the meeting. It was noted there will be no excavation (no foundation). It has a wooden floor on 6" of stone. Eric Davison noted paving would be better in the long term. **Motion by Sanders, second by Wahlberg, to approve #19-14 Sabino, garage as on plan and modified at meeting (as drawn). Unanimously Approved.**

7. #19-15 Martin Watkins, 30 Middlesex Avenue, Deck

Application copies were distributed. Martin Watkins noted he and his wife have lived there since 1997. When they bought the property it had a deck. Their builder looked at it late last fall and indicated he had to be brought up to code. They also noted they found out it was over the septic system and leaching fields and we would not be allowed to rebuild it as it exists. The house was built into a hillside and the only access to the basement is a set of stairs incorporated into the present deck that allows access to the rear of the house. There is no inside access to the basement. Their only option was to move the deck southward of the house. The existing deck is on the east side of the house. Going the other way would put the deck into the 30 foot setback on the north side of the house. It was also noted because the house was built into the hillside, the front edge of the present deck is about 8 or 10 feet above the lowest point of their property. The present deck is elevated and not at ground level. The new deck would be built on a hilly area but at no point the new piers would be actually at ground level. The new deck would be above ground level at the same height as the existing deck. It was noted the house was built in 1922. The closest point of the new deck would be 93 feet to the wetlands. They are actually making

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the deck more compliant by moving it further away from the wetlands. The Building Department has advised them they could not rebuild the deck as is.

Chairman Bisacky noted the process is the application is received at this meeting and no action is taken at this meeting. This will be on the February Meeting Agenda.

The area of the slope was reviewed and where the new deck would be.

The applicant submitted an application fee of \$160.00.

8. Joe Mingolello, Preliminary Discussion for 88 Winthrop Road Development

Greg Fedus introduced himself along with Joe Mingolello and Joe Rini (attorney) and Tina Good (realtor) to discuss preliminarily discuss this 34 acre development at 88 Winthrop Road. He noted part of Butter Jones Road was not developed or improved which is potentially an issue. They went to Planning & Zoning who recommended they come across Route 145. Mr. Fedus oriented the members as to the location of the property. The property is located in the southwest corner of Chester. Mr. Fedus reviewed the driveway from Route 145 crossing 2 or 3 wetlands. There is only one curb cut off Route 145 for the 2 lots.

Mr. Fedus noted they are proposing a 5 lot subdivision, multi family condos. Lot 1 would be accessed off Route 145 utilizing the existing driveway. He reviewed other driveways for the remaining lots off Butter Jones Road. He noted this is very preliminary. He reviewed the wetland crossings that would be required.

Mr. Fedus noted there were 5 parcels with a total of 80 to 100 units, 10 units per building, 2 buildings per lot. Mr. Rini reviewed units on the lots. The buildings will be 8 dwelling units per building with 2 bedrooms.

Tina Good noted Planning & Zoning made the recommendation to come in through the main drive on Route 145 but that requires crossing the wetlands. We need to have some recommendation from the Wetlands Agency regarding the wetlands crossing. Chairman Bisacky noted the only thing the Agency can say at this time is that any activity within a wetlands requires a wetlands permit. Any activity within 100 feet of a wetlands gets reviewed to see if a permit is required. If activity is deemed to be a significant activity, a public hearing would be required. Any application would include all the septic systems, wells, storm water management, MS4 requirements, etc.

Mr. Rini noted coming from Butter Jones would be very little impact because it is away from the wetlands. However, this road was abandoned. There was much discussion regarding accessing from either Route 145 or Butter Jones Road.

Anna Sweeney noted Subdivision approval is a separate thing.

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Chairman Bisacky noted its not just the wetlands crossings. It's the wells, the septics, etc., anything within the review area. Bisacky noted there might be utilities, drainage, etc.

Eric Davison asked why subdivide the property. Why not have a single dense development serviced by one set of roads in and out. From a wetlands perspective it would be a smaller footprint. It was noted septic would be a problem. The Health Code regulates the septic. Mr. Fedus noted the State limit is 7500 gallons per day per parcel. Mr. Rini noted Zoning requires 5 acres to be able to use 10 units per building designation.

Chairman Bisacky asked about water supply. The response was wells. Not sure if it would have to be a community well system.

Planning & Zoning has noted there is a need for housing for milennial's and over 55.

Tina Good noted her goal for today was to get a better understanding for the location in terms of ingress and egress. Zoning has indicated there will be concerns coming in from the other end vs. the Winthrop Road side which has more of an impact to wetlands. Chairman Bisacky noted this Agency is concerned with impacts to wetlands solely so any application would have to have enough information regarding the wetlands. Five lots would mean a lot of septic systems, wells, storm water systems. We would need all that information to make a determination on the potential impact for wetlands crossing. Bisacky noted the applicant would have to get subdivision approval before submitting application to wetlands. Zoning would refer the subdivision application to wetlands for comment.

It was noted 4 of the 5 lots could be developed without any wetlands crossing. It was noted the wetlands flagging will have to be updated as the existing one is several years old.

9. Election of Officers

Motion by Sanders, second by Wahlberg, to nominate Al Bisacky as Chairman, Bob Blair as Vice Chairman and Sally Sanders as Secretary. Unanimously Approved.

10. Regulations and Map Modifications – nothing further.

11. Wetland Compliance Officer Report – nothing to report.

12. Correspondence – none.

13. Receipt of Applications After Posting of Agenda – none.

14. Any Other Business – none.

15. Adjournment

Motion by Wahlberg, second by Sanders, to adjourn at 8:05 PM. Unanimously Approved.

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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 phrase "Respectfully submitted,".

Judith R. Brown, Recording Secretary