

THESE MINUTES ARE SUBJECT TO APPROVAL AT THE NEXT INLAND WETLANDS & WATERCOURSES
AGENCY MEETING

CHESTER INLAND WETLANDS & WATERCOURSES AGENCY
REGULAR MEETING
MINUTES
SEPTEMBER 14, 2020
Via ZOOM

CALL TO ORDER

Chairman Bisacky called the meeting to order at 7:00 p.m. In attendance included: Sally Sanders, Bob Doane, Anna Sweeny, Bob Blair, Bill Bernhart, John Schroeder, Tyler and Bria Gilbert and, several applicants.

APPROVAL OF MINUTES – August 3, 2020 – minutes not available – item tabled. Note that the minutes from the July 6, 2020 meeting have not yet been approved.

AUDIENCE OF CITIZENS - None

CONTINUE SHOW CAUSE HEARING - Chester Airport, 61 Winthrop Road – unpermitted activity within review area -

An article relative to DEEP activity was distributed to Agency members. No additional information available. Ms. Sweeny will follow-up with DEEP for additional information.

CHESTER AIRPORT – no additional information available.

#20-3 COLT HOUSE – Tyler & Bria Gilbert (owner), John Schroeder (applicant), 43, 45, 57 Main Street, application to rebuild decks

Several months ago, Mr. Schroeder reviewed the proposed project with Agency members. Photos and plans were shared with Agency members.

Agency members have performed a site walk of the property. Mr. Schroeder provided a brief history of the property. The Colt House dates back to the 1800s. Over the years, several additions have been added to the property.

The current residents wish to add a 3 ft. “bump out” to the front of the center portion of the house. Said “bump out” will allow for a code compliant staircase. The intent is to use the center building for retail and the upstairs for office space. Said “bump out” is on the opposite side of the house from the Pattaconk Brook.

The backside (Brook side) of the property has 3 existing decks in disrepair. The owners wish to remove these decks and rebuild same with new foundations and supports. It is not possible to use heavy equipment and the intent is to dig the holes by hand or use a small piece of machinery to install the foundation. There are currently no plans to modify the landscaping in the area. The soil under the deck would remain “as is”. There are no proposed changes to the rain leaders currently in place.

Options for the type of silt fence, either straw wattle or traditional, to be used were discussed. Agency members expressed no concerns with either type used.

Sally Sanders made a motion to approve application #20-3 as presented. Bob Blair seconded the motion. The motion passed unanimously.

#20-5 IAFRATE, Anthony & Steele, Vicki L., 26 Spring Street, addition and land work

As previously discussed, a portion of the proposed project is located on Town owned property and, as such, the Town must be included as a “co-applicant” on the application. To date, the Town has not signed the application. The applicant will follow-up with First Selectwoman Gister and other appropriate parties relative to the Town potentially being a “co-applicant”.

The parameters of the east end portion of the project were discussed including a railing on the patio and landscaping. The retaining wall portion of the project cannot be acted upon unless/until the Town is a co-applicant on the project.

This item was tabled until the October meeting. Due to the Pandemic, it was reported that deadlines/timelines for applications have been extended.

#20-7 ROBERT DOANE (applicant), Tuths/Oppenheimer, owners, 15 Liberty Street, Barn

Plan for the proposal were shared with Agency. Two agency members have “walked” the site.

Bob Doane reported that during the site walk, the location of the proposed expansion of the house was demonstrated, the embankment was reviewed and stabilization of the site was discussed. It was requested that sedimentation erosion controls be added around shop/shed and sanitary system (outside of the 100 ft.). The plan includes a silt fence on the downgrade side of the sanitary system. Baled hay is proposed for shop area. The goal is to not disturb tree roots located at the top of the bank. The shop/shed will be on piles, no excavation needed. Approximately 12 helical piles will be installed and the shop/shed will be placed on same. The shed/shop has no gutters and crushed stone will be used and will extend beyond the drip edge of the shed.

Sally Sanders made a motion to approve application #20-7 with the addition of a soil stockpile in area “A”, crushed stone beyond the drip line of the roof and the addition of an underground electricity line to the shop. Bill Blair seconded the motion. The motion passed unanimously.

Bob Doane will provide further information on a soil stockpile location and the possible addition of underground power lines prior to the issuance of a permit.

#20-8 JORDAN, Michael, 87-89 Main Street, Repairing retaining wall on stream

Plans on the proposal were available for Agency review.

Mr. Jordan reported that his intent is to repair the east side of property’s retaining wall as the wall has “failed”. In addition, he wants to shore up the rear of property with a new retaining wall. Survey information outlined remnants of the wall in various states of disrepair, covered with trees, etc. The recent tropical storm further damaged the wall as a 100-year old Spruce Tree fell.

He plans to take the existing footprint, excavate same to create an appropriate base. He has 6 pallets of local field stone to be used to supplement the existing stone as needed. The plan calls for a tapering of the base in line with existing retaining wall.

The Agency outlined the process and timeline for permitting. Any excavation and/or work performed within a wetland area, per Town regulations, requires a permit. The application is submitted tonight and the “clock starts ticking”. The Agency cannot approve the application before 15 days from submittal. The next meeting is scheduled in October. It was reported that the Town did some work in the area somewhat recently. There was some concern about the brook. Agency members may wish to “walk” the property to observe debris and other aspects of the proposal. Both phases of the project would require permits. If the proposed work falls into the 100-year flood plain, Federal permitting would be necessary. The Town’s records may contain information relative to the 100-year flood plain and FEMA mapping is also available.

A Site Walk of the property was scheduled on Saturday 9/19 @ 9 a.m.

The next Inland Wetlands & Watercourses Agency meeting is 10/5/20.

REGULATIONS AND MAP MODIFICATIONS – None.

WETLAND COMPLIANCE OFFICER REPORT

Anna reported that a complaint was received relative to an individual emptying their pool into a storm drain; however, this does not fall under the Agency’s jurisdiction.

CORRESPONDENCE - None.

RECEIPT OF APPLICATIONS AFTER POSTING OF AGENDA - None.

ANY OTHER BUSINESS - None.

ADJOURNMENT

Sally Sanders made a motion to adjourn the meeting at 8:10 p.m. Bob Blair seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Suzanne Helchowski
Clerk