

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

TOWN OF CHESTER, CONNECTICUT
INLAND WETLAND & WATERCOURSES AGENCY
REGULAR MEETING
Monday, June 6, 2022
Chester Meeting House
Chester, Connecticut

CALL TO ORDER

Chairman Bisacky called the meeting to order at 7:00 p.m. In attendance included: Chairman Bisacky, Sally Sanders, Bob Blair, Kim Senay, Bill Bernhart, Terry Lomme, Ed Meehan, Teri Hahn, Denise Learned, Christopher Owens, Michael Jordan and Bob Russo.

MINUTES

Bill Bernhart made a motion to approve the minutes from the May 2, 2022 meeting as presented. Bob Blair seconded the motion. The motion passed with Kim Senay and Sally Sanders abstaining from the vote.

AUDIENCE OF CITIZENS – None.

CONTINUED SHOW CAUSE HEARING – Chester Airport, 61 Winthrop Road – unpermitted activity within the review area – No report. Item tabled.

CHESTER AIRPORT, 61 Winthrop Road – unpermitted activity within the review area - No report. Item tabled.

#22-05: COVE HOLLOW LLC, 91 Main Street, Foundation for building expansion, concrete sidewalks, ground sign, landscape, retaining wall repair along brook

As previously reported, the 91 Main Street property was recently renovated and the footprint of the structure was increased by 46 feet to accommodate ADA requirements. (Note that some of the work was completed without a permit). The applicant is requesting permission to repair the retaining wall along the brook. The proposed signage is a replacement of a sign previously installed at the property. Agency members participated in a Site Walk on May 12, 2022. Branches in the sluice way will be cleared.

A revised Landscape Plan was included in the packet and included details of the proposed plantings (Native). Agency members reported that mulch may not be used close to the brook. Riparian plantings along the brook are appropriate. The Agency requested additional detail and specification relative to the Landscape Plan.

Attorney Lomme reported that plantings have been ordered and he requested permission to proceed with the landscaping along the street and on the East side of the building. A second application will be submitted for the proposed work/landscaping along the brook. This application will be considered at the next IW meeting.

Bob Blair made a motion to approve application #22-05: COVE HOLLOW LLC, 91 Main Street, as presented, for the proposed plan, excluding the section of the project nearest to the Horse Brook. The applicant will provide, under separate application, specifications relative to ground coverings/plantings at Horse Brook. Sally Sanders seconded the motion. The motion passed unanimously.

#22-07: CAMP HAZEN, West Main Street – waterfront improvements

Teri Hahn outlined the proposed waterfront improvement project at Camp Hazen. The area for the current project is located in a pre-existing active use area. There is no disturbance of wetlands, the water's edge or land not previously being used. The proposed project includes:

- Remove existing boathouse/bathroom area and shed.
- Construct portion of a new open pavilion for outdoor kitchen, new boat storage shed(s)
- Improvements to dining patio, new deck

The project narrative, included in the Agency packet, provided a detailed description of the proposed activity in the upland review area.

Ms. Hahn and Ms. Learned were available to address questions/comments posed by Agency members.

A Site Walk was scheduled June 9, 2022 – 5:45 p.m.

#22-08: CHRISTOPHER AND PATRICIAL OWENS – 43 N. Main Street – Shed

As previously reported, a Cease and Desist order was issued at this property for unpermitted work. A copy of the application was included in the Agency's packet. Mr. Owens was available to address questions/comments posed by Agency members.

The applicant constructed, without permits, a glass "greenhouse/yoga studio" on an existing platform/deck (2x6 frame on cinderblocks).

Agency members expressed concern with management of rain run-off from the roof as it may erode the soil. A recommendation was made to install gravel to address this concern. The area can be accessed via a wheelbarrow. The Agency briefly discussed invasive species in the area and the management of same.

The Agency received the application.

#22-09: CHESTER WPCA, 43-51 Main Street, sanitary sewer replacement

A copy of the WPCA's application was included in the Agency packet. Ed Meehan, WPCA Chairman, provided an overview of the proposed project including the repair of approximately 66 feet of an 8 inch gravity pipe located behind the Colt House. Ed reported that last Fall, the WPCA was alerted that effluent was observed in the manhole.

Wind River Environmental cleaned and videoed the line. As a result, a "slump" in the pipe due to a tree stump was uncovered. Ed outlined the parameters/difficulties in accessing the area to repair the line. One option to access the area would include the removal of propane tanks, storage sheds and an emergency egress stairwell. The preferred option is to bring the materials, small equipment, etc. across the brook via a crane or bridge. The property owner, Mr. Cook, has been kept updated on the project.

Jacobson & Associates has facilitated an RFP for the project. Two bids were received; one for \$57,000 and one for \$20,000 (Schumack). ARPA funds will be used to fund the project. It is anticipated that the project will take 3 days to complete. All appropriate erosion controls will be utilized.

Additional details on the project will be provided at the next IW meeting.

Ed reported on an additional WPCA project to replace 200 feet of pipe on the Cook property. A pumping truck will be parked on the property during this project.

Al reported that permit fees are typically waived for Town projects.

The Agency received the application.

CORRESPONDENCE – None.

RECEIPT OF APPLICATIONS AFTER POSTING OF AGENDA

#22-10: MICHAEL JORDAN & JOOSJE van ROODE – 89 Main Street

Mr. Jordan reported that a P&Z permit was issued for the construction of 20 x 14 ft., single story, shed. The intent is the construct the shed on site using footings. The structure will include gutters to catch runoff into a drywell or rain barrel. These details will be added to the sketch. Riparian plantings will be used in the area between the shed and the brook.

The right of way shown on the plans refers to an old sewer line from a neighboring property. This line is no longer in use.

All appropriate fees have been collected and the Agency received the application.

ANY OTHER BUSINESS

#22-06 – STEPHEN AND KAREN BRADLEY, 254 West Main Street, residential building addition

This application was presented at the 5/2/22 meeting.

Bob Russo, CLA, provided an overview of the proposed project. The project includes the addition of an in-law apartment attached to the existing house (west side). A wetland investigation was completed and Mr. Russo provided the results of same including the connectivity of the wetlands to surrounding waterways. The septic system at the property was upgraded last year and will accommodate the proposed addition. Per the Sanitarian, no additional testing is necessary. All septic related documents have been forwarded to the Agency and all appropriate fees have been paid.

Sally Sanders made a motion to approve application #22-06, STEPHEN AND KAREN BRADLEY, 254 West Street, as presented. Bob Blair seconded the motion. The motion passed unanimously.

OTHER BUSINESS

Al Bisacky reported:

- The Conservation Commission may seek IW participation in an informational discussion/panel regarding regulations pertaining to dam removal.

- A Land Use Officer job description was developed by Al, Mike Sanders and First Selectwoman Janecek. This position has been posted.

Al provided an update on potential unpermitted work (possible installation of a driveway) being done at 213 Middlesex Ave. The ZEO has reviewed the potential project and will provide photos. The neighboring property owner has been asked to allow the Town access to their property to investigate. There is the potential that a Cease and Desist Order is appropriate. Al will provide updates to the Agency as appropriate.

ADJOURNMENT

Sally Sanders made a motion to adjourn the meeting at 8:27 p.m. Bill Bernhart seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Suzanne Helchowski
Clerk