INLAND WETLANDS WATERCOURSSES CONSERVATION COMMISSION & AQUIFER PROTECTION AGENCY
SPECIAL MEETING MINUTES
AUGUST 22, 2019

1. REGULAR MEETING (7:30 P.M.)

1. Call to Order
Chairman Courtland Kinnie called the regular meeting of the Griswold Inland Wetlands Watercourses Conservation Commission (IWWCC) to order at 7:31 P.M.

2. Roll Call
Present: Courtland Kinnie, Pavlos Karakasantis, Pete Merrill, Robert Parrette, Martin McKinney, Gary Serdechny, Glen Norman, Larry Laidley (7:35-8:01), Kevin Franklin, First Selectmen Todd Babbitt and Recording Secretary Kate Lacasse
2 People of Interest
Absent: Glen Norman

3. Determination of Quorum
Chairman Courtland sat Pavlos Karakasantis for Glen Norman and Martin McKinney for Larry Laidley. It was determined that a quorum of the commission was seated.

4. Approval of Minutes

A. Approval of Minutes of the July 18, 2019 Regular Meeting

- Chairman Courtland Kinnie asked for any corrections or omissions. Hearing none a motion was made.

- **MOTION**: M. McKinney made a motion, which was seconded by, P. Merrill to approve the meeting minutes of the July 18, 2019 Regular meeting. The motion passed unanimously.

5. **Written Complaints** – None
6. Communications

7. Applications

A. Application CC 01-20 Brad Stone, Property at 204 Mackin Drive – Requesting approval to construct a 58’ X 35’ 4-bedroom single family residence with an attached 50’ X 30’ 3-car garage, detached 20’ X 20’ boat house, 30’ floating dock, new subsurface sewage disposal system, new drilled well, driveway, and associated site grading within the Upland Review Area.

- John Faulise of Boundaries, LLC stated he was present to represent the application.

- Chairman C. Kinnie stated K. Franklin is rescuing himself from the application as he is a property abutter.

- J. Faulise stated the property is located at 204 Mackin Drive, on the easterly side of Pachaug Pond, adjacent to the cove area. The property consists of approximately an acre of land. The owner closed on the property last week, he is looking to construct a new house on the property which is currently vacant. Construction is due to start this fall. There is an approval from the Uncas Health District for the sanitary system that has been designed on the property, with two conditions, the site must be staked by a surveyor prior to construction and additional test holes are required to confirm the soils in the area. J. Faulise distributed aerial photos of the property stating the photos will give the commission an orientation of the property. J. Faulise stated there is a large sandy beach area just along the shore line portion of the property. J. Faulise pointed out the boundary of the property on the site plans. As the application stated they are proposing to construct a (4) bedroom house, the house will be constructed in the center portion the lot, with the garage extending towards Mackin Drive, the front of the house is just within the regulated area, 50% of the house on the south side is within the regulated area. A septic system consisting of concrete galilees, has been laid out, which is east to the garage, in order to keep the system away from the pond we are pumping to that system, the sanitary line come out of the house and extends to the east to a septic tank, gravity feeds it to a pump chamber, pumped to a leech field. We have designed the sanitary system this way for two reasons. The system will be further from the pond and will minimize the grading activity on the lot. Minimizing the grading activity will keep storm water and runoff from shedding onto adjacent properties. A small amount of fill (approx. 100 yrd) will be placed around the home to achieve grading; the fill is within regulated area. The proposed well is located north west of the house, approximately 35 ft. of the high water mark of the pond. The other activity within the activity is the proposed is a 30 ft. long floating dock. Proposed to be constructed of a boat house adjacent to the beach area. The boat house will be placed on piers;
it will not have a full foundation. The towns zoning regulations allow boat houses within 25 ft. of the water body.

- The commission discussed the use of the boat house.
- J. Faulise stated the boat house will primarily be used as storage, kayaks, floats, etc.
- The commission discussed the property line.
- Chairman C. Kinnie asked if the commission had any further questions. Hearing none a motion was made.

**MOTION:** L. Laidley made a motion, which was seconded by R. Parrette to accept and table application CC 01-20 to the next regular meeting on September 19, 2019. The motion passed with K. Franklin abstaining.

**B. Application CC 02-20 John & Melissa Shaw, Property at 196 Mackin Drive** – Requesting approval to construct a 60'X 38' 3-bedroom single family residence with a detached 28' X 28' 2-car garage, detached 24' X 14' boat house, 30' floating dock, covered patio, new subsurface sewage disposal system, new drilled well, driveway, and associated site grading within the Upland Review Area.

- J. Faulise stated he was present to represent the application. J. Faulise stated this application is very similar to the previous in terms of the house, septic system and well. The property is adjacent to the property just discussed. J. Faulise stated he has an approval letter from the Uncas Health district with one condition, to stake the septic system and house prior to construction. J. Faulise distributed an aerial photo of the property. J. Faulise stated the lot is 48,000 sq. ft. The house will be constructed in the center of the lot, measuring 77 ft. from the pond. The house is essentially outside of the regulated area, with the exception of a covered patio which will extend 18 ft. into the regulated area. J. Faulise pointed out the location of the septic system to the west of the house outside of the regulated area. J. Faulise stated the well is located 100 ft. from the water, outside of the regulated area. The proposed activity in the regulated area is limited to approximately 125 cubic yards of fill in the front of the house for grading purposes, a 30’ long floating dock, which is to be anchored to an existing concrete wall that run along the water line, and a 24’ X 14’ boat house and limited clearing of brush.

- Chairman C. Kinnie asked the commission if they had any further questions. Hearing none a motion was made.

**MOTION:** L. Laidley made a motion, which was seconded by P. Merrill to accept and table application CC 02-19 to the September 19, 2019 regular meeting. The motion passed unanimously.

8. **Reports from the Enforcement Officer**
9. **Old Business**

A. Proposed modification to Permit #CC 18-19, Donald & Susan Garland, Property at 32 Myrtle Road - Requesting to change the proposed deck at the rear of the residence from 10' width to 12’ width within the Upland Review Area.

- Jake Faulise of Boundaries, LLC stated the applicant Donald Garland wishes to modify his application. The modification request is limited to extending the deck 2’. The deck is within the upland review area.

- **MOTION:** G. Serdechny made a motion, which was seconded by M. McKinney to approve the modifications to application CC 18-19 with site plans dated August 20, 2019. The motion passed unanimously.

10. **New Business**

- First Selectmen Todd Babbitt discussed possible wetlands violations at 356 Bitgood Road. First Selectmen Babbitt stated the matter has been forwarded to the town attorney.

- First Selectmen T. Babbitt discussed the show cause hearing that is to take place at the September 19, 2019 regular meeting. T. Babbitt asked the commission if they would like legal counsel at the September Meeting.

- Commission members discussed the matter and agreed that it would be best to have legal counsel at the September 19, 2019 meeting.

11. **Reports from Commission Members**

12. **Conservation Commission Matters**

13. **Adjournment**

- **MOTION:** R. Parrette made a motion, which was seconded by M. McKinney to adjourn. The meeting adjourned at 8:25 P.M. The motion passed unanimously.

14. **Aquifer Protection Agency – Meeting Cancelled Due To Lack of Applications**

Respectfully Submitted,
Kate Lacasse
Recording Secretary