INLAND WETLANDS WATERCOURSES CONSERVATION
COMMISSION & AQUIFER PROTECTION AGENCY
SPECIAL MEETING MINUTES
JANUARY 16, 2020

1. PUBLIC HEARING (7:00 P.M.)

1. Call to Order

2. Roll Call

Present: Chairman Courtland Kinnie, Vice Chairman Robert Parrette, Larry Laidley, Glen Norman (7:44), Pete Merrill, Pavlos Karakasantis, Kevin Franklin, Dawn Mattos, and Recording Secretary Kate Lacasse
4 People of Interest
Absent: Town Planner & WEO Mario Tristany, Gary Serdechny, Martin McKinney

3. Determination of Quorum

Chairman Courtland Kinnie sat Pavlos Karakasantis for Gary Serdechny. It was determined that a quorum of the commission was seated.

4. Application

A. Application CC #04-20 H&M Holdings, LLC and Michael Roberts, 485 Roode Road –
Applicant requests approval of a 10 - Lot Conventional Residential Subdivision of 53.63 acre property. Development of lots 2, 4, 5, 7, 8, 9 and 10 will require regulated activity within the 75’ Upland Review area.

• As an abutting property owner, commission member Dawn Mattos recused herself from the application.

• John Faulise and Engineer Dave McKay of Boundaries, LLC and Soil Scientist Joseph Theroux were present to represent the application.

• J. Faulise distributed reduced size plans to commission members, stating this application is for a residential 10 lot subdivision. It’s on approximately 54 acres, located east of Roode Road, north of Stone Hill Road. The property was discussed at length at last month’s meeting, however this is a Public Hearing so the info was reviewed again. J. Faulise
submitted a letter of approval which stated the plans have been reviewed and each of the lots meet the minimum requirement for sewage disposal as stipulated by the Connecticut Public Health code. J. Faulese stated he received a copy of the report that was generated by the Town Planner and Wetlands Advisor Mario Tristany. The report goes through the regulated activity associated with the subdivision, it identifies them by each individual lot, and where regulated activity is proposed. J. Faulese read the conclusion of the report for the record.

Conclusion:

The conclusion of the report states, the proposed 10 lot residential subdivision prepared by Boundaries, LLC is a well thought out plan with logical lot layouts, although the property has a high percentage of regulated hydro soils, care was taken to ensure the wetland areas on each lot were not compromised.

A peer engineer review of the Roode Road Subdivision was not required as there are no new proposed roads within or required for the 10 lot subdivision.

The subject subdivision is a survey lot layout exercise. The proposed septic systems and well location have been reviewed and approved by the Uncas Health District under the supervision of Al Gosselin, Registered Sanitarian.

The majority of the homes require basement sump pump systems. The subdivision plan shows the sump pump discharge lines coming from the homes and further shows their discharge points. Several of the discharge points are located very close to the flagged wetland on each lot.

It is recommended that all discharge points with the proximity to the flagged wetlands be pulled back a few more feet from the wetland. The concern is when the discharge lines are installed, the proximity of the backhoe/excavator to the wetland could infringe into the wetland.

In addition, critter guards should be added to the outlet pipe to prevent nesting of field mice, chipmunks and similar yard critters.

- J. Faulese submitted a wetland delineation report dated July 15, 2019, prepared by Joseph Theroux certified soil scientist and forester. J. Faulese stated Joe is here tonight to answer any questions.

- J. Faulese presented the site plans stating the property is located on the east side of Roode Road. The lots are numbered 1 – 10 beginning on the north side of the property and extending to the south. Lot 1 is a frontage lot adjacent to Roode Road and has inland wetlands to the north and west of the proposed development area. Lot 2 is a rear lot with its buildable area to the back, the minimum buildable area is identified in the plans, and lot 2 will be accessed over a proposed wetland crossing. Lot 3 is a frontage lot adjacent to Roode Road and extends back to the wetland limit on the rear part of the lot. Lot 4 is a rear lot which is accessed from Roode Road just to the north of the existing house that lot was taken out of the property as a free split. The rear portion of lot 4 has a significant amount of wetlands, a little over 50% of the lot. The buildable area is to the west of the wetlands and is identified on the plans. Lot 5 is similar to Lot 4, the access is to the south of the existing house, the buildable area on the lot is located in the front, no construction is proposed in the rear portion of the lot. Lot 6 is to the south of lot 5, with wetlands in the rear ¼ of the property. Lot 7 is a frontage lot with wetlands in the easterly portion of the
lot with wetlands to the north east side of the lot. Lot is 7 a proposed lot with a conservation easement. The conservation easement is intended to satisfy the requirements of the open space in the Town of Griswold Subdivision requirements. The buildable portion of lot 7 is identified as the rectangle shown within the lot. Lot 7 is a total of just less than 14 acres, of the 14 acres 11.1 is to be preserved as the conservation area. Within that open space there is a large amount of upland and a wetland system that comes down adjacent to lot 6, and to the east of lot 7 and extends into lot 8 and lot 9. The proposed open space is only about 60% wetlands and 40% and uplands. The easement area is can be used for recreational purposes but is restricted from construction, disturbance of the soils, no clear cutting. Lot 8 is along Roode Road with a significant amount of frontage, the back portion of lot 8 is a wetland area, and the buildable portion is directly adjacent to Roode Road. Lot 9 is similar to lot 8 with the wetland area in the rear of the property and the buildable area adjacent to Roode Road. Lot 10 has wetlands to the east and to the north; the buildable portion is identified as the rectangle.

J. Faulise stated, in Mario’s report he identified the sump pump discharge and how those should be pulled back a little bit. That a revision we have no problem making, the lines could be pulled back significantly. As we discussed at last month’s meeting, were currently seeking approval of the subdivision itself, the creation of individual building lots, the installation of the crossing to access lot 2 and the installation of a driveway on lot 10. The rest of the development is shown for conceptual purposes. Each lot will need individual wetlands approval prior to construction unless all of the activity is outside the regulated area.

J. Faulise discussed the conceptual development details as outlined on page 3 stating the red line is the limits of the 75’ regulated area. The red line which is in consistent in the next few pages demonstrates the limits of the regulated area. The conceptual development is to demonstrate viability to the Inland Wetlands Commission, Planning and Zoning commissions, and the health department, the consumer when they go to purchase one of the lots can be sure that the lot is viable to be built on.

J. Faulise stated on page 8 are the details of the wetlands crossing area. The proposed crossing is a 48 inch pipe reinforced concrete pipe and directly adjacent to that is a 4x8 foot concrete box culvert which is partially imbedded in the stream bottom. The culvert calculations were provided in the drainage report, which was reviewed by Mario Tristaniy. The plans are consistent with army core recommendations. The activity associated with construction of the driveway and crossing is 4790 sq. ft. of wetland will be filled. We’ve provided locations for dewatering outside of the wetland if water was to be encountered during the installation and for installation to be during the dry time of the year.

Sheets number 6 and 7 contain the notes associated with the project, maintenance, erosion controls, project narrative, lot development, construction sequence of lot development, and construction detail associated with the anti tracking pads, sediment fence, chip berms, gravels surfaces for the driveways, and standard construction details. Sheet includes the data for the test pits and perk tests which were witnessed and reviewed by the Uncas Health Department. The sanitary design criteria are located on page 7, as well.

J. Faulise pointed out the location of the vernal pools. Following discussion ensued.

- Chairman C. Kinnie asked a question regarding the location to the vernal pools within the delineated wetlands.
- Certified Soil Scientist J. Theroux gave a detailed explanation of the vernal pools.
- L. Laidley asked if it would be possible to include the vernal pools within the conservation easement.

- J. Faulise stated that he can certainly extend the conservation area to encumber the vernal pools. The location of the vernal pools can be labeled on the plan.

- The commission discussed marking the conservation easement in great length.

- K. Franklin asked if it's possible to mark the watercourse on the plan.

- R. Parrette asked when the project is scheduled to break ground.

- J. Faulise stated once the project is permitted, most likely end of February early March.

- Chairman C. Kinnie opened the hearing for public comment.

- Dawn Mattos 224 Stone Hill Road stated she isn't opposed to the project, although I do have some questions. D. Mattos asked how the project will impact the habitat? D. Mattos stated that the soil scientist was on the property over the summer it was extremely dry. And asked if that effects the soil testing? D. Mattos asked about the use of fertilizing in the surrounding areas. She also asked what rights the town has to the open space.

- J. Faulise stated as far as the impact to the wildlife, the project is outside the wetland itself, it's in the upland review area. The project doesn't include draining of the wetlands and shouldn't disturb the habitat. Wetland soils in Connecticut are delineated by soil type, not by presence of education or presence of water. The commission used to prohibit the use of pesticides, the commission no longer does so, simply because it's unenforceable. The town has rights to the open space, and may access and enforce any issues that may arise.

- Charles and Janet Barbour 432 Roode Road spoke in support of the project.

- **MOTION:** R. Parrette made a motion, which was seconded by L. Laidley to close the Public Hearing at 8:33 P.M. The motion passed unanimously.

II. **REGULAR MEETING (8:34 P.M.)**

5. **Call to Order**

Chairman Courtland Kinnie called the regular meeting of the Griswold Inland Wetlands Watercourses Conservation Commission (IWWCC) to order at 7:30 P.M.

6. **Roll Call**

**Present:** Chairman Courtland Kinnie, Vice Chairman Robert Parrette, Larry Laidley, Pavlos Karakasantis, Kevin Franklin, Pete Merrill, Dawn Mattos, and Recording Secretary Kate Lacasse

4 People of Interest

**Absent:** Town Planner & WEO Mario Tristaniy, Martin McKinney, Glen Norman, and Gary Serdechny
7. Election of Officers

A. Chairman – Nominations for Chairman

- **MOTION:** R. Parrette made a motion, which was seconded by L. Laidley to nominate C. Kinnie for chairman. The motion passed with C. Kinnie abstaining.

B. Vice Chairman – Nominations for Vice Chairman

- **MOTION:** L. Laidley made a motion, which was seconded by C. Kinnie to nominate R. Parrette as Vice Chairman. The motion passed with R. Parrette abstaining.

C. Secretary – Nominations for Secretary

- **MOTION:** R. Parrette made a motion, which was seconded by K. Franklin to nominate L. Laidley as secretary. The motion passed with L. Laidley abstaining.

8. Determination of Quorum

Chairman Courtland Kinnie sat Dawn Mattos for Glen Norman and P. Karakasantis for G. Serrechyn. It was determined that a quorum of the commission was seated.

9. Approval of Minutes

A. Approval of Minutes of the December 19, 2019 Regular Meeting.

- Chairman C. Kinnie asked for any corrections or omissions
- C. Kinnie stated on pg 1 the motion is incorrect.

- **MOTION:** R. Parrette made a motion, which was seconded by L. Laidley to approve the Regular Meeting Minutes of the December 09, 2019 meeting with the above mentioned corrections. The motion passed.

10. Written Complaints – None

11. Communications - None

12. Applications

A. Application CC #04-20 H&M Holdings, LLC and Michael Roberts, 485 Roode Road – Applicant requests approval of a 10 - Lot Conventional Residential Subdivision of 53.63 acre property. Development of lots 2, 4, 5, 7, 8, 9 and 10 will require regulated activity within the 75’ Upland Review area.

- **MOTION:** L. Laidley made a motion, which was seconded by R. Parrette to approve application CC #04-20 with proper erosion and sediment control and measures and additional conditions. The motion passed unanimously with the following conditions:

  1. Add the location of the potential vernal pools to the plans.
2. Modify lots 8 & 9 to include the conservation easements to protect the potential vernal pools.

3. Adding the location of the watercourses to the plan.

4. Adding notes to regarding maintenance, annual inspections and cleaning of the 48" culvert pipe.

5. Relocate the discharge point’s sump pump drainage.

6. Add notes to indicate that the barn and well on Lot 1 are existing.

7. Use labeled plastic reflective stakes to mark the conservation easement, markers to be placed every 75ft. spacing in obscured areas and 100ft. spacing in cleared areas.

8. The town shall be notified 48 hours prior to the construction of the crossing; to be sure erosion and sedimentation control have been properly installed. The town shall be notified at the completion of the project for inspection. An as built plan shall be provided to the town.

B. Application CC #05-20 Mike Roberts, 50 Myrtle Road – Applicant requests approval to repair a previously permitted retaining wall within the 75’ Upland Review Area.

- Applicant M. Roberts was present. M. Roberts stated he’s requesting a permit in order to repair a previously permitted retaining wall. The wall was damaged by a storm in 2010. M. Roberts discussed his repair plan and the type of material he would use.

- The commission discussed the need for proper site to determine if the project needs DEEP approval.

- **MOTION**: R. Parrette made a motion, which was seconded by L. Laidley to accept and table application CC # 50-20 to the February 20, 2020 Regular Meeting. The passed unanimously.

C. Application CC #06-20 Jeff and Karen Hutchinson, 107 Rill Brook Road – Applicant requests approval in order to repair or replace existing docks, remove pine trees and make repairs to the cabins on the property within the 75’ Upland Review area.

- Representative J. Faulise of Boundaries, LLC stated he was present to. J. Faulise stated this application came to the commission premature. I believe the office received a complaint that work was being done on the property. Upon inspection the ZEO sent the property owner to the office to submit an application. I would like to ask the commission table this matter to the next scheduled meeting, at that time I’ll have prepared plans.

- **MOTION**: L. Laidley made a motion, which was seconded by R. Parrette to accept and table application CC # 06-20 to the February 20, 2020 Regular Meeting. The passed unanimously.

13. **Reports from the Enforcement Officer** - None

14. **Old Business** - None
15. New Business

A. Certified Soil Scientist Joseph Theroux, requesting approval for a timber harvest at 270 Bethel Road.

- J. Theroux discussed the detail of the timber harvest.

- **MOTION:** L. Laidley made a motion, which was seconded by R. Parrette to approve the timber harvest as presented. The motion passed unanimously.

16. Reports from Commission Members - None

17. Conservation Commission Matters

- The commission discussed the absence of WEO Mario Tristany stating that in the past the commission has temporarily appointed Jack Cipriano as WEO. The commission agreed a letter should be drafted to the BOS requesting a temporary WEO be appointed.

- **MOTION:** R. Parrette made a motion, which was seconded by L. Laidley to send a letter to the Board of Selectmen requesting a temporary Wetlands Enforcement Officer.

- **MOTION:** R. Parrette amended his initial motion, which was seconded by L. Laidley to send a letter to the Board of Selectmen requesting a temporary Wetlands Enforcement Officer, someone besides Jack Cipriano. The motion passed unanimously.

18. Adjournment

- **MOTION:** R. Parrette made a motion, which was seconded by L. Laidley to adjourn. The meeting adjourned at 9:53 P.M. The motion passed unanimously.

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

Respectfully Submitted,
Kate Lacasse
Recording Secretary