INLAND WETLANDS WATERCOURSES CONSERVATION COMMISSION & AQUIFER PROTECTION AGENCY SPECIAL MEETING MINUTES DECEMBER 19, 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 7:30 P.M.

2. Roll Call

Present: Chairman Courtland Kinnie, Vice Chairman Robert Parrette, Larry Laidley (7:35), Glen Norman (7:44), Pete Merrill, Gary Serdechny (7:37), Dawn Mattos, and Recording Secretary Kate Lacasse

4 People of Interest

Absent: Town Planner & WEO Mario Tristany, Pavlos Karakasantis, Kevin Franklin, Martin McKinney

3. Determination of Quorum

Chairman Courtland Kinnie sat Dawn Mattos for K. Franklin. It was determined that a quorum of the commission was seated.

4. Approval of Minutes

A. Approval of Minutes of the November 21, 2019 Regular Meeting.

- Chairman C. Kinnie asked for any corrections or omissions

- MOTION: P. Merrill made a motion, which was seconded by D. Mattos to approve the Regular Meeting Minutes of the November 21, 2019 meeting. The motion passed with P. Merrill and R. Parrette abstaining.

B. Approval of Minutes of the December 09, 2019 Special Meeting.
• Chairman C. Kinnie asked for any corrections or omissions.

• **MOTION:** L. Laidley made a motion, which was seconded by R. Parrette to approve the meeting minutes of the December 09, 2019 Special meeting. The motion passed with G. Serdechny and P. Merrill abstaining.

5. **Written Complaints** – None

6. **Communications** - None

7. **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.

   • John Faulise of Boundaries, LLC stated he was present to represent the applicant. J. Faulise stated the application is to conduct a 10 lot, residential subdivision. The property is located on the east side of Roode Road, north of Stone Hill Road in Griswold, with approximately 54 acres of land. J. Faulise presented the site plans stating the proposal does include a direct impact to the wetlands, and areas of regulated activities as indicated by the application. J. Faulise stated sheet 2 of the plan set indicates the 10 proposed lots, beginning on the north end; the lots extend in the southerly direction, with lot 10 being along the southerly boundary line. There are two portions of the property that are going to be conveyed to adjacent property owners, a 50 ft. long strip along the north boundary line is to be conveyed to Richard and Dawn Arremony. On the south side, the southeast boundary line, 1.59 acres, identified as parcel B is to be conveyed to Susan and Earl Dean. The wetlands system that exits on the property, drains from the south to the north, it runs under Stone Hill Road, through the Dean’s property, onto the subject property and through a significant wetlands system that eventually drains to the north end of Roode Road and to a wetlands crossing, eventually draining into a larger swamp on the Polinsky property. The lots have been laid out to take advantage of the upland areas adjacent to the road ways, and within the central part of the property, which have some larger wetland areas as well as areas in the northeast corner. Each of the proposed lots include a proposed well, septic system, driveway and associated site grading. J. Faulise pointed out the well and septic locations for each lot stating 50 test holes were completed on the property, 48 test pits with the Uncas Health District to determine suitable locations for sewage disposal. The project has obtained Uncas Health District approval. The application that’s before you tonight is for the subdivision and for the wetland crossing associated for lot 2. Each of the lots will require an engineered septic systems and likely individual wetlands permits at the time of construction. A full drainage report was submitted with the application, the report was prepared by engineer, Dave McKay. The report identifies the water shed areas for the crossing. Sheet 8 of the plans outline the design of the crossing. J. Faulise discussed Sediment and Erosion Control measures. J. Faulise stated 11 acres of open space is proposed, in the form of a conservation easement, as part of lot 7. Two vernal pools are within those 11 acres.
• C. Kinnie asked the location of the two vernal pools that the soil scientists report made mention of.

• J. Faulise identified the vernal pools on the site plans.

• R. Parrette asked what the procedure is to ensure properly marking the proposed conservation area.

• J. Faulise stated when the mylars are approved, a declaration of the conservation easement is filed on the land records with the subdivision. J. Faulise stated the commission can request the conservation area be marked with posts, as a condition of approval.

• The commission discussed the necessity of a group site walk. It was determined commission members would do site walks individually.

   **MOTION:** R. Parrette made a motion, which was seconded by L. Laidley to accept and table application CC #04-20 to the January 16, 2020 meeting. The motion passed unanimously.

   **MOTION:** R. Parrette made a motion, which was seconded by L. Laidley to set a Public Hearing for January 16, 2020 at 7:00. The motion passed unanimously.

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

9. **Old Business** – None

10. **New Business** - None

11. **Reports from Commission Members** - None

12. **Conservation Commission Matters**

   A. The wetlands commission discussed their yearly Earth Day project. It was determined the commission would partake in the Town Wide Earth Day cleanup.

13. **Adjournment**

   • **MOTION:** R. Parrette made a motion, which was seconded by G. Serdechny to adjourn. The meeting adjourned at 9:03 P.M. The motion passed unanimously.

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

Respectfully Submitted,
Kate Lacasse
Recording Secretary