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

1. **Call to Order**

   C. Kinnie called this public hearing to order at 7:14 p.m.

2. **Roll Call & Determination of a Quorum**

   **Present:** Chair Courtland Kinnie, Vice Chair Robert Parrette, Secretary Stacie Stadnicki, Dean Rubino, Lawrence Laidley, Alternate Gary Serdechny, WEO, Peter Zvingilas, Recording Secretary Donna Szall

   **Absent:** Member Edward (Jay) Waitte, Glen Norman

   He appointed G. Serdechny to sit for J. Waitte. There was a quorum for this public hearing.

3. **Matter Presented for Public Comment**

   **A.** Public comment on proposed new Griswold Inland Wetlands and Watercourses Municipal Regulations based substantially on the CTDEEP Model Regulations dated 2006 with yearly revisions through 2011 to replace existing Inland Wetlands Regulations with revisions from initial adoption on November 19, 1973 to April 2006 and to set an effective date.

   C. Kinnie asked C. Fontneau to review the proposed Inland Wetlands Regulations. He explained that this document will replace the current regulations that were enacted in 1973 and that this document has been updated to include all the DEEP regulations including changes to wetlands law. He read the changes to the Model Regulations that included bolded text which was specific to Griswold. This included Guidelines for applicants for wetlands permits for Griswold, the upland review areas of 75 ft. for residential, 150 ft. for commercial, and 250 ft. for commercial greater than 50,000 sq. ft., landscaping, LID site feature requirements, Site plan requirements, fee schedule, updates for permit limitation; Conservation restrictions, Completed application requirements, recent legislative changes, and length of permit expiration dates.

   S. Stadnicki arrived at 7:25 p.m.

   C. Fontneau stated that 35 days prior to the public hearing it should be sent to DEEP to be reviewed by the Water Resources Director and so that this public hearing should be continued to the December meeting.

   C. Kinnie asked for any questions from members. L. Laidley stated that he would like to see a 1:1 for wetland filling and creation. C. Kinnie asked about the mitigation section in the model regulations. C. Fontneau stated that this can happen on a case by case basis. C. Fontneau read Section 11 Page 18 stating that it was a blanket statement for the record. There was discussion of this matter.
C. Kinnie asked for any questions or comments from the public.

Mario Tristany, 23 Harry Hall Drive, Griswold questioned the new upland review area based on project sized up to 250 feet and were those figures set. He asked if parking could be allowed within the 250 ft. set back. He asked if those could be changed by the commission for a specific application. C. Kinnie stated that the regulated areas are not prohibited areas but are upland review areas and that this commission allows for activity within the upland review areas with the proper permits. M. Tristany asked about accumulative development and if it was per building or was it cumulative on the site. C. Kinnie stated that it was per building. S. Stadnicki stated that it would require additional permits for each phase. There was discussion of this matter.

C. Kinnie asked for any other questions from the public or the commission. M. Tristany asked do you have to accept the 250 ft., 150 ft., or 75 ft. or can those figures be adjusted to different distances. C. Fontneau stated that this commission came up with those distances.

C. Kinnie stated that we have to wait for a review from Bureau of Water Resources Director Denise Rusika. L. Laidley made a motion to continue this public heparin to the December 15, 2011 at 7 p.m. R. Parrette seconded the motion. All were in favor. The motion carried.

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

1. Call to Order

Chair Courtland Kinnie called this regular meeting of the Griswold Inland Wetlands & Watercourses Conservation Commission to order on November 17, 2011 at 7:40 p.m.

2. Roll Call & Determination of Quorum

Present: Chair Courtland Kinnie, Vice Chair Robert Parrette, Secretary Stacie Stadnicki, Dean Rubino, Lawrence Laidley, Alternate Gary Serdechny, WEO, Peter Zvingilas, Recording Secretary Donna Szall

Absent: Member Edward (Jay) Waitte, Glen Norman

C. Kinnie appointed G. Serdechny to sit for J. Waitte. There was a quorum for this regular meeting.

3. Applications

   A. CC 05-12 Wood, John & Doris 194 Poppel Bridge Road, Griswold, CT. Requesting approval for residential activity within a regulated area in order to install an 40 ft wind turbine monopole on a reinforced 6 ft x 6 ft concrete pad finished to grand with associated grading and removal of 6.5 yards of sand, gravel and topsoil. The property is zoned R-60.

C. Kinnie asked if there was someone here to represent the application. Mark Waldo, Waldo Renewable Electric represented John and Doris Wood who are also present. He submitted revised site plans to the commission. He explained where the well and septic system was located and that the erosion and sedimentation control measures is a 24 ft. by 24 ft silt fence with hay bales around the cement pad around the base of the turbine. He explained that the drop zone is a 40. Ft. 8 inch area that is the set back from the water. He stated that the site work will only take one day to dig out the foundation and the trench to the house and explained that the concrete will sit for 28 days. There was discussion of this matter.

R. Parrette asked about the trench and what size machine will be used for the trench going back to the house. M. Waldo stated that it is a 1 inch PVC conduit on the back side of the garage which is 18' to 24' deep. He stated that the trencher is like a large walk behind that will dig a 3 inch wide trench. There was discussion of this matter.
S. Stadnicki asked when the work would start and when it would be done. M. Waldo said that he would like to have the work start as soon as possible and would like to have it done before the first of the year. He stated that it would take about two months. There was discussion of this matter. He stated that the turbine has a 2.4 KW generator.

C. Kinnie asked for any other questions. He asked for a motion:

**MOTION:** D. Rubino made a motion to approve CC 05-12 with the proper erosion and sedimentation controls measures and setbacks and a note on the site plan for the location of the conduit trench. M. Waldo made the note on the plan and initiated it. R. Parrette seconded the motion. All were in favor. The motion was carried.

**B. CC 07-12 Pleasant View Associates, LLC, 516 Vauxhall Street, New London, CT 06320. Property location: 122 Pleasant View Street, Griswold.** Requesting approval of a revision for a previously approved permit for residential activity within a wetland/watercourse and regulated area to reduce wetland filling from 8,818 sq. ft. to 4,325 sq. ft., to relocate two buildings from wetland fill area and regulated area and to reduce road pavement width from 28 ft. to 24 ft. in order to reduce the overall site drainage of impervious surfaces for 101,700 sq. ft. to 93,000 sq. ft.

C. Kinnie asked if there was someone to represent the application. Mario Tristany, Stadia Engineering, presented the application. Gary Giroux, P.E and owner of Stadia Engineering, was also present. M. Tristany submitted copies of the plan changes. He explained the history of the revisions to the site plan from the original 2001 plan and the revision in 2006 showing changes to the amount of wetlands filling, removal of two buildings and the road width. He explained that the changes were to avoid needing Army Corp of Engineers approvals, to make the site greener and more environmentally friendly. He stated that there still will be 102 units and that the units from the deleted building would be added to four of the remaining buildings that would contain six units rather than four units. He explained the 5 proposed temporary bio-retention areas for pre-treatment of a rain event and the addition of two Stormceptor units. He explained that the reduction of the width of the road creates a reduction of the impervious surfaces but will be adequate for emergency vehicles where the sizing was based on a city bus.

C. Kinnie asked about the blue line and if it was concrete side walk or gravel. M. Tristany stated that they would be a paved sidewalk. S. Stadnicki asked if these were apartments or condos. M. Tristany stated that it could be either since the town does not have condo regulations. He explained that there will be playscapes and a clubhouse structure for meetings, game room and use by residents of the facility.

S. Stadnicki asked if there was a maintenance facility. M. Tristany stated that there will be a landscaping service. S. Stadnicki asked about the dark green areas on the plan. M. Tristany explained that the rose color is temporary wetlands impacts for the road construct and the green areas final impacts once the road is built. S. Stadnicki asked the types of wetland soils. M. Tristany stated that the wetlands were seasonal and that the first plan did not show any wetlands; but 2006 in the soil scientist determined that there were wetland soils. S. Stadnicki asked if there would be a culvert. G. Giroux stated there will be a single 24" culvert based on a 50 year storm by the Army Corp of Engineers. He explained the bio-retention basins and some will be detention basins. C. Kinnie asked if those areas will become a wetland area through time. G. Giroux stated that it was possible. M. Tristany stated that there will be some maintenance of the basins over time for trapping sediment. C. Kinnie asked if those basins were outside the wetlands and in the regulated area. S. Stadnicki asked if the basins were deep. G. Giroux stated that the basins were no deeper than 2.5 feet deep.

C. Fontneau asked them to explain the phasing plan. M. Tristany explained that it has been divided into three phases. G. Giroux explained that the first plan begins on Pleasant View and includes building five units plus the clubhouse; and he explained that the drainage will consist of the two basins that will be built to accommodate the roadway drainage and sediment in Phase I. He stated that when Phase I is done, then Phase II will begin; he briefly described phase II and Phase II. He stated that each phase will be done in its entirety before moving to the next phase.

R. Parrette asked the game plan for phase I. M. Tristany stated that permits expire in 2014. C. Kinnie stated that this is a new permit for wetlands. G. Giroux stated that the owner wants to start the project in the spring.
M. Tristany stated that the sewer line is already installed and the buy-in tie-in fees have been paid. There was discussion of this matter including that the housing units will also be started in the spring. C. Kinnie stated that a copy of the phasing plan should be in the file. He submitted a copy of the phasing plan to the commission.

C. Kinnie asked if there were any other questions. He asked if the stormwater calculations will be reviewed by Planning and Zoning. C. Fontneau stated yes by David Held of Provost and Rovero and the phasing plan will be reviewed as well. There was discussion of this matter.

**MOTION:** R. Parrette made a motion to approved CC 07-12 with the proper erosion and sedimentation control measures in place for each phasing project. G. Serdechny seconded the motion.

S. Stadnicki asked if our approval can be contingent upon review of the stormwater drainage calculations. C. Fontneau stated yes. C. Fontneau explained that the planning and zoning commission has jurisdiction over regulating the stormwater drainage because they have the bonding measures for drainage for a project. L. Laidley asked that silt fencing be installed where the demolition occurred where sediment was washed into the right side of the driveway there. M. Tristany stated that they will look at it. All were in favor. The motion was carried.

4. **Additional Business (New Applications)**
   
   A. No new applications

5. **Reports from the Enforcement Officer**
   
   P. Zvingilas stated that 67 Jennifer Lane is nearly finished. He stated that all the work along the side of the driveway for the cross culvert has been done and work is being done in the easement of the Johanson piece. C. Fontneau stated that we heard from the owner of 57 Myrtle Road. P. Zvingilas stated that the work has been hydro-seeded and the driveway is mostly paved. There was discussion of this matter. C. Kinnie asked who the contractor was. P. Zvingilas will find out who the contractor was for the project.

C. Kinnie asked about the work being started on Roode Road for the Corcoran parcel. C. Fontneau stated that the Mylars where just recently signed and picked up. D. Rubino asked about Bitgood Bridge. P. Zvingilas stated that it should be open by the end of the month. C. Fontneau stated that they have received regular reports of the erosion and sedimentation controls. P. Zvingilas stated that the next bridge will go do next. D. Rubino stated that it will be Edmond Road next.

6. **Old Business**
   
   A. Discussion of progress for draft regulations for the Aquifer Protection Area Management.

C. Kinnie stated that everyone received the proposed regulations. C. Fontneau stated that an agenda change that there should be a mini meeting after the wetland meeting. C. Kinnie stated that this can be on the new agenda as Heading II. There was discussion of this matter. C. Kinnie stated that there can be discussion to hold a public hearing for the Aquifer Protection Area Regulations next month.

7. **New Business**
   
   A. Discussion and enactment of proposed new Griswold Inland Wetlands and Watercourses Municipal Regulations based substantially on the CTDEEP Model Regulations dated 2006 with yearly revisions through 2011 to replace existing Inland Wetlands Regulations with revisions from initial adoption on November 19, 1973 to April 2006 and to set an effective date.

C. Kinnie stated that the public hearing on this matter was continued.

**MOTION:** L. Laidley made a motion to table this matter to the next regular meeting of December 15, 2011. S. Stadnicki seconded the motion. All were in favor. The motion was carried.
B. Discussion and approval of Schedule of Meeting for 2012 to be signed by Commission Chair and to be filed with the Town Clerk.

**MOTION:** L. Laidley made a motion to approve the Schedule of Meetings for 2012 as presented. R. Parrette seconded the motion. All were in favor. The motion was carried.

8. **Approval of Minutes**

A. Approval of the minutes of the regular meeting of October 20, 2011.

**MOTION:** R. Parrette made a motion to approve the 10/20/2011 minutes as presented. L. Laidley seconded the motion. There were seven aye and 1 abstain. The motion was carried.

9. **Communications**

A. Letter dated November 1, 2011 from Ellen DuPont, Town Clerk requesting Schedule of Meetings for 2012.

B. The Habitat Newsletter, Fall 2011, Connecticut Association of Conservation and Inland Wetlands Commissions, Inc.


9. **Reports from Members**

R. Parrette stated that there should be a Written Complaints section on the agenda as was discussed last month. C. Kinnie stated that it will be on the agenda for next month. There was discussion of this matter. D. Szall stated that there have been no written complaints received.

10. **Conservation Commission Matters**

A. Discussion to revive the April Earth Day celebration for the next fiscal year activities for citizens groups to be involved with suggestions for events.

C. Fontneau stated that the town purchased 27 planter boxes for Main Street and that can be an Earth Day Project. There was discussion of this matter.

11. **Adjournment**

C. Kinnie asked for a motion to adjourn. R. Parrette made a motion to adjourn. L. Laidley seconded the motion. The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary