



INLAND WETLANDS AND WATERCOURSES COMMISSION
Minutes of Special Meeting of Wednesday, April 25, 2018

1. Administrative

- A.** Quorum was recognized and Arnie DePascale, Chair opened the meeting at 7:00pm. In attendance were Arnie DePascale, Rob Wilson, Dick Alden, Barbara Dahle sat for Linda Kobylarz and Richard Miller sat for Jonathan Schwartz. Absent was Jonathan Schwartz, Linda Kobylarz, and Rolf Dietrichson.
Abby Conroy, ZEO
Lisa Ozaki, Recording Secretary
- B.** **MOTION** Miller, seconded Alden to approve the minutes from April 11, 2018 regular meeting as submitted; unanimously approved.
- C. Review General Communications:**
- A.** The Habitat
Miller states conservation commission would like old copies.
- D. Agent Reposts:**
- A.** None

Motion Miller, seconded by Wilson to move item 3B to first, unanimously approved.

Application #2018-004 – Rock Builders, LLC – Subdivision – East Chippen Hill Road
Map #04-02-17 (Submitted March 12, 2018)

Atty. Tim Furey present and addressed the commission. Rock Builders has a public hearing in Bristol tonight as well. Subdivision on Bristol/Burlington line, 27 acres total with only 17.18 acres in Burlington. Lot #4 56,000 sq. ft., lot #5 54,000 sq. ft., lot #6 55,000 sq. ft. all located on the uphill side that has no effect on drainage. Lot #7 222,000 sq. ft. with 146,000 sq. ft. will be conservation area and lot #8 206,000 sq. ft. with 102,000 sq. ft. conservation area. Property is impacted by 2 drainage swales, one in Burlington and one in Bristol. Bristol has drainage easement with pipe from East Chippen Hill Rd. for drainage, discharges in drainage swale. Engineer has reviewed twice and wants extra perc tests done in retention pond. Property has very good percolation rates. Additional items Engineer would like:

1. Updated storm drainage outlet structure in retention pond to be moved
2. Staying a reasonable distance from wetlands.
3. Final subdivision will show conservation area.

DePascale asks if conservation will be deed and marked on map and land. Furey states Conservation easement will be marked in field and on deed in chain of title.

Miller states he applauds the applicant that they put so much land in conservation. If erosion and sediments controls are maintained, I don't think it will have significant impact to the wetlands.

Alden asks what the revision date on map is. DePascale states April 20, 2018. Furey explains we are in contact with WMC. WMC asked soil scientist reflag wetlands it was done and ended up being substantially the same. Rock Builders is happy to comply with engineer's comments dated today.



Wilson asks maps do not reflect the latest changes. Correct and will revise plans to reflect changes.

Conroy states we need updated drainage report. Rock submits one into record.

Motion Miller, seconded Wilson Application #2018-004 – Rock Builders, LLC – Subdivision – East Chippen Hill Road Map #04-02-17 find no significant impact to the wetlands; unanimously approved.

2. **New Business**

A. **Application #2018-005 – Carrier Home Builders** – NSF – Taine Mountain Road #148 DePascale states the application and Conroy had a meeting last Monday. Property is part of Washington Farm Subdivision. Conroy states plans have changed since IWWC commission approval for this property. Carrier has brought proposed map. Septic is being moved to Farmington. House location has been and house is larger than original approval. Carrier states house was moved to leave more trees between house and have impact to. 35 ft. conservation easement from limit of wetlands to house. House has moved from 75ft. to 45 ft. away from wetlands in the upland review area. Carrier states reduced clearing in the upland review area.

DePascale states downscale is the house has been moved and closer to the wetlands.

Miller asks why you moved the septic. Carrier didn't want to disturb so much. Miller likes the original plans more than this, but ok with it.

Dahle asks if marks will be between for the conservation easement. Carrier states we can.

Alden asks how far house and septic is away from wetlands. Carrier shows Alden on plans. Carrier states it has a very distinct buffer. Alden asks if BBHD has been made aware of change to septic and reviewed. Carrier states BBHD has reviewed.

DePascale states the foundation hole has already been dug. Carrier explains the process why it was dug already. Carrier states hit ledge and had to blast before well was put in so had to also blast area where house was going so foundation was dug.

Wilson asks if the map shows erosion controls. Carrier states yes.

Motion Alden, seconded Wilson should Application 2018-005 – Carrier Home Builders – Taine Mountain Road #148 be a new application?

IN FAVOR, Wilson and Alden.

OPPOSED, DePascale, Dahle and Miller

ABSTAINED, None

No new application required. DePascale states pros offset the cons of new plan. Dahle likes the condensed new plans. Miller states it has least amount of cutting and conservation area.



3. **Old Business**

- A. **Application #2018-003 - B&R Corp** - Driveway - George Washington Tpke. Lot #3 according to property survey map showing revision to lot lines land owned by B & R Corporation, dated 3/16/17. (Submitted February 9, 2018)

Atty. William Tracy present and addressed the commission for B & R Corporation. Lengthy set of comments from WMC have been worked through and there is another set of new comments to resolve.

Brian Cunningham, engineer from Green Assoc. addressed the driveway run off. 2 extra cross overs at the driveway and realigned one of the pipes, piped into a detention basin. Went to detention basin to reduce the flow. Minimum pipe size of 15" used to reduce any clogging. 60 scale plans before now 40 scale profiles for clarify. There is sufficient cover over pipes in driveway. Increased subbase thickness and also adjusted the alignment of driveway B to tighten up sloping and no longer need a boulder wall. Driveway rises off George Washington Turnpike, dips to stream then rises up again following the existing wood road. Cunningham goes through rest of comments from WMC with commission and explains changes to plans.

Conroy states she walked the property in January with WMC and Cunningham. Also, have been out again. On both occasion there was running water. WMC thinks there are intermittent waterways on property. The town has arranged for our own consultant. Soil Scientist will be there on Friday.

Tracy states only 2 to 3 more points that need to be addressed. Original wetland delineation indicated no significant impact to wetlands.

Cunningham explains there was an eroded channel but it disappeared.

WMC will choose an independent soil scientist hopefully on Friday and results by mid-week.

Tracy states schedule the public hearing for next meeting and assume it is needed. If soil test comes back in agreement with original test would be no significant impact.

Wilson states he was out there the Monday before and there was running water.

Miller states on the pro the driveway is up, on the cons, I wish you had more talks with the wetlands board before you did that.

Motion Miller, seconded Alden to schedule Public Hearing in public interest for May 9, 2018 for Application #2018-003 – B & R Corp - Driveway - George Washington Tpke. Lot #3 according to property survey map showing revision to lot lines land owned by B & R Corporation on April 25, 2018, unanimously approved.

4. **Public Hearing(s)**

- A. None

5. **Citizen Comment**

- A. Barbara Dahle, 100 Spielman Hwy. A lady builds a concrete wall in Lake Como and walks away. She did it without permission or plans. She got away without doing anything. I read the minutes from last meeting and you just gave him a hazing. You
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better pick and choose your battles. I would have said make her take it down. I feel people are not being treated fairly.

Wilson states Wall was signed off by engineer.

Dahle - We send people back here week after week. Conroy explains what happened with this application. Dahle starts Hagan didn't do anything wrong and you make him do all this. I think a cease and correct was the wrong thing to do. That was how I feel. I had a cease and correct on my property and it's on my deed and it's still on my deed and I am never going to correct it.

DePascale explains that we did not give Brown a pass. She had to do many things for us. Why did Hagan get a cease and correct? Conroy states cause now I am a full time Enforcement Official.

6. **Other**

A. **Hagan – 126 Stone Road – Plunge Pool & Deck**

Justin Hagan, 126 Stone Road present and addressed the commission. Hagan submits new plans that were requested. Did everything I could from contractor to get him on the site. Submits letter from contractor that work will be performed. Conroy explains the new plans to commission. Contractor will be installed plunge pool, sift fence, and fill in the ruts. Weather has affected this and don't want to make anything worse.

Alden asks if Cease and correct order on this property. Conroy states yes and the engineer has seen the property.

DePascale asks contact Conroy when activity is to start and once done cease and correct will be lifted.

Hagan states contractor will start no later than May 7, 2018. Conroy reads letter into record dated April 25, 2018

7. **Staff & Commission Comments**

A.

8. **Adjourn**

MOTION Alden, seconded Wilson to adjourn the meeting at 8:25pm; unanimously approved.

Meeting adjourned.

Respectfully Submitted for the Commission,
Lisa Ozaki, Secretary, IWWC