

CONSERVATION AND INLAND WETLANDS COMMISSION
TOWN OF DEEP RIVER, CONNECTICUT
Town Hall 174 Main Street Deep River, Connecticut 06417

A regular meeting of the Deep River Conservation and Inland Wetlands Commission held on Thursday, April 13, 2017 at the Deep River Town Hall was called to order at 7:35 p.m. Members present: John Dube, Ron Larsen, Carol Libby, Alternate/WEO Mark Reyher, and Alternate Michael Tomlinson. Absent: George Atwood, Susan Board, Alan Miezjeski, Tanner Steeves. Also present: Nancy Howard (recording secretary), John & Laurie Wichtowski, David Lord, E. Paul Lambert, Mike Milano. A motion was made by Carol Libby and seconded by Ron Larsen to seat Alternate Mark Reyher for an absent member. Voted Unanimously. A motion was made by Mark Reyher and seconded by Ron Larsen to seat Alternate Mike Tomlinson for an absent member and to appoint him as Acting Chairman for the meeting. Voted Unanimously.

Approval of Minutes: A motion was made by John Dube and seconded by Mark Reyher to approve the minutes of the March 9, 2017 meeting as printed. (5-0) Voted Unanimously.

Sarette Builders, 75 Rosemont Drive: An application was received from Sarette Builders for the purpose of construction of a garage and mudroom addition to existing home on property of John and Laurie Wichtowski at 75 Rosemont Drive. Property owners, John and Laurie Wichtowski, were present on behalf of the application. WEO Mark Reyher noted that he visited the site. The corner of the proposed garage is 82 feet from wetlands. Mr. Wichtowski noted that the spoils will be re-graded in the area. Members noted that if material is kept on site, to designate an area on the plan and provide sedimentation control measures around the material. The plan was revised to show the addition of silt fencing from the pool all the way around the proposed construction area. The septic system has been approved by the Health District. Mr. Wichtowski noted that there is a footing drain from the existing dwelling from the driveway to the open air. A motion was made by Mark Reyher and seconded by Carol Libby to accept the application as submitted. (5-0) Voted Unanimously. The application will be on the agenda of the next regular meeting for possible action. The application fee was received from the applicant.

BMC Land Development, LLC, Hoopole Hill Road: An application was received from BMC Land Development, LLC for the purpose of a 12 lot subdivision on property consisting of approximately 74 acres at 67 Hoopole Hill Road. The property consists of two existing houses which will be two of the lots and ten additional lots are proposed. Paul Lambert, David Lord, and Michael Milano were present on behalf of the application. A new application was received with updated plans (larger scale and small scale) and a color coded plan showing the entire property. Mr. Lambert noted that the road was moved over to allow a 20 ft. setback from the existing house. Mr. Lambert acknowledged that the roadway should be shaded as a wetland disturbance. The relocation of the road was included in the calculation of disturbed area. The outstanding items listed at the last meeting were reviewed. The chart with the calculation of disturbed areas by lot is located on the revised plans. Mr. Lambert noted that runoff is being distributed evenly by sheet flow. Members noted that it would add more water to wetlands. No catch basins or curbing are proposed on the road. Commission members noted concern that catch basins

are not proposed on the road. Mr. Lord noted that they have taken all the activity within 100 ft. of wetlands and proposed grading with runoff from the road; infiltrated into ground before getting to wetland. He noted that they are trying to eliminate concentration of water runoff and site discharge which occurs with curbs and catch basins. Drainage off roof tops and driveways will be looked at on a lot by lot basis. Mr. Lambert noted that the full size plans show all the disturbed areas on each lot. The plans submitted were signed. Members noted that the property is a sensitive area. The details required for each lot as to water runoff from roofs, down spouts and paved surfaces are not yet complete. Mr. Lambert noted that the cul-de-sac is a 50 ft. radius; 150 ft. of roadway, including cul-de-sac will be curbed. There will be sheet flow on the steep side to the left of the road. No catch basins are planned. Mr. Lambert noted that there was one alternative which is discussed in the narrative attached to the application. Lot 4 on the current plan was revised to move activity as far away from the wetlands as possible. Open space was originally behind the lots and the area was reworked to give more open space; the old cranberry bog and breached dam are in the open space. The open space is accessed off the cul-de-sac. Mr. Lambert noted that the biggest change was changing the location of the open space; and it also allowed some septic systems and wells to be outside of the review area. The application is for the activities on each of the lots with regulated activities because the applicant/builder is doing the construction instead of separate builders coming in for the individual lots. Underground utilities are shown on the plan as being on the edge of the driveways; lot 6 runs over the top of the proposed culvert. Mr. Lord noted that the designation of underground utilities is shown on Sheet 8. A motion was made by Mark Reyher and seconded by John Dube to accept the application and to schedule a site walk. Discussion continued. Mr. Lambert noted that they will place stakes where the driveways are proposed and the houses within the review area. Most of the regulated activities are on the north side of Hoopole Hill Road. A site walk was scheduled for Sunday, April 23, 2017 at 11:00 a.m. If additional time is needed, the site walk will be continued on Sunday, April 30, 2017 at 11:00 a.m. The application fees will be determined. Mr. Milano noted that they are looking for relief of fees due to the large perimeter of the pond. Action on Motion: (5-0) Voted Unanimously with stipulation that the application fees to be determined will be pending from the applicant. The Commission will have the application reviewed by a third party.

Public:

In connection with the BMC subdivision application, John Kennedy noted that he was present because he owns property on Cedar Swamp Road and is a member of the Deep River Land Trust. He inquired about the open space and the pond. The pond is located on the proposed Lot 6 and not in the open space. Tom Knox, an adjacent neighbor on Cedar Swamp Road to the proposed subdivision, inquired about the proposed driveway locations. He noted concern regarding development on the parcel behind him, noting that water collects on site of the proposed Lot 6 when it rains and the existing cart path has been disturbed.

Enforcement:

Deep River Land Trust, Meadow Woods Road: John Dube and George Atwood attended the site walk with Bob Doane and Strickland Hyde. Mr. Dube noted that the stones were removed; no digging took place to remove the debris from the dams. The visible damage by the beavers was significant. Mr. Dube noted that Mr. Doane may apply for a permit as agent for the Land Trust, but the Land Trust would need

to be in agreement to the activity taking place. After discussion and review of Regulations, members agreed that an application would not be required as the activity is considered as maintenance.

Mark Reyher noted that the Chester Inland Wetlands Commission meeting was held on April 3rd. The Chester Commission is enforcing Chester Airport to remove the silt in the brook by hand. Clean up has started in one area. They are required to clean from the plateau down to the Deep River town line. DEEP is involved in the enforcement action. Nine acres of stumps were dumped at the end of the runway. WEO Reyher will continue to follow the situation.

Hugh Albright, Winthrop Road: WEO Reyher will visit the site to check on the current condition.

Scott Papoosha, 199 Stevenstown Road: Members discussed and noted concern regarding the dumping of material and trees on the Papoosha property which appears to be in the watershed. A portion of the property is in Westbrook. The Commission will send a letter to the Westbrook Inland Wetlands Commission. The matter will be followed up.

Finances: No bills were received.

A motion was made by Carol Libby and seconded by John Dube to adjourn at 9:15 p.m. (5-0) Voted Unanimously.

Respectfully submitted,
Nancy J. Howard
Recording Secretary