

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

SITE WALK
Sunday, April 23, 2017
67 Hoopole Hill Road, Deep River
(Map 19, Lot 16 and Map 26, Lots 14A, 14B, 15B)
Owner and Applicant: BMC Land Development, LLC; proposed 12 lot subdivision.

Call to Order: 11:05 a.m.

Members present: Tanner Steeves, John Dube, Mike Tomlinson, Ron Larsen; Mark Reyher (Enforcement Agent). Sue Board arrived 12:05pm.

Others present: Nancy Howard (Recording secretary), Doug Morgan (99 Cedar Swamp Road), Tom Knox (170 Cedar Swamp Road), Mr. Christianson and Helen Schneider (150 Cedar Swamp Road); Matthew & Alexa Jamieson (129 Cedar Swamp Road).

Representatives of Applicant: Paul Lambert (Engineer), Mike Milano, David Lord (Soil Scientist)

The party met at the mid point of Hoopole Hill Rd and agreed to travel as a group to all proposed lots to observe the location of proposed: driveways, buildings, and septic systems. The group would also observe delineated wetlands. Prior to the site visit, the applicant marked proposed driveways and buildings with stakes. The location of septic systems were generally marked by flagging or a test pipe. Wetlands were flagged by soil scientist, David Lord.

Sites were visited in the following order: Lot 7; Lot 6; Lot 5; Lot 4; Lot 3; proposed water tank; Lot 2; proposed cul-de-sac; Lot 1; Lot 12; Lot 11; Lot 11; Lot 9; Lot 8. The party observed the location of all proposed: driveways, buildings, and septic systems at each lot.

Between Lot 6 and 7, it was noted that an un-permitted wetland crossing was installed at some point in the past year as evident by buried filter fabric and fill. At Lot 6, the applicants explained the driveway wetland crossing which would include two consecutive nine foot spans; fill would be brought up approximately 36" from existing grade. At Lot 4, the driveway crosses wetland; it was noted: that the surface water here exhibited directional flow downhill towards the Deep River; it was mentioned that the septic system is located within the review area, as marked by. A question was raised by John Dube if any of the dams on the property, and specifically the one located within Lot 3, were registered and/or classified by the State of CT. At Lot 3, it was mentioned that the reserve septic system is marked less than 100 ft from the Deep River. It was explained by the applicants that the existing barn at the end of the Hoophole Hill Rd would be relocated to accommodate the extension of a paved road and cul de sac. Mike Tomlinson and Sue Board departed at 12:50 p.m. It was explained that the CIWC did not have jurisdiction over matters related to the existing town road, and Paul Lambert explained his understanding that the Town of Deep River will improve the existing road and provide drainage improvements as necessary. At Lot 8, previously undocumented wetlands were discovered approximately 30 ft. from the proposed building site; which would constitute additional regulated activity not included in the existing application. The applicants stated they would revise the wetland map and review the lot layout.

The site walk adjourned at 1:28 p.m.

Tanner Steeves, Chairman

[The site walk was completed. The additional date for the site walk was determined to not be needed.]