

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, September 14, 2017 at the Deep River Town Hall was called to order at 7:50 p.m. Members present: George Atwood, Susan Board, John Dube, Tanner Steeves, Alternate Michael Tomlinson, and Alternate/WEO Mark Reyher. Absent: Ron Larsen, Carol Libby, and Alan Mizejeski. Also present: Nancy Howard (recording secretary), Mike Harkin, Attorney Tom Crosby (on behalf of BMC Land Development), Mike Milano, and Eric Sullivan. Chairman Steeves seated Alternate Tomlinson for an absent member.

Approval of Minutes: A motion was made by Susan Board and seconded by John Dube to approve minutes of site walk of August 15, 2017 as printed. (5-0) Voted Unanimously. A motion was made by Mike Tomlinson and seconded by Susan Board to approve the minutes of the regular meeting of August 10, 2017 as printed. (5-0) Voted Unanimously.

Lessul, LLC, 455 Main Street (Map 65, Lot 3): An application was received from Lessul, LLC for the purpose of construction of four commercial/flex space buildings. Michael Harkin, P.E. of Harkin Engineering was present on behalf of the applicant. The application was accepted at the August meeting. Mr. Harkin gave an overview of the original design plan for the multiple buildings on the property from 1989, two of which were constructed. The pads for the remaining buildings are in place and the material on site was crushed by the applicant. Mr. Harkin noted that the pine trees on the east side of the property are dying and will be taken down and replaced. The current proposal does not change much; building 3 is a little smaller. There will be level spreaders on the property and a large scale detention basin. The southwesterly corner will flow to the wetlands. The flow on the site will not change. A small pocket on the south side of the property was to be restored to wetlands, but did not take. The proposal includes recreating the wetlands in order to connect the two areas in order to improve drainage. The drainage is broken up to different areas on the site; drainage from building 4 goes to the south, building 3 to the east, and building 2 to the north. Mr. Harkin noted that the activity is not disturbing more than five acres. Mr. Harkin noted that the square footage of regulated activity is 146,565 square feet. The roof leaders and outlets go into the catch basins. Building #4 will be constructed first, then #3 and #5. Number 2 will be the last building, due to potential access with adjacent property. The property is not within 500 feet of the Town line. A motion was made by Mike Tomlinson and seconded by John Dube to approve the application with the following conditions: (1) The Wetlands Enforcement Officer shall be notified prior to the start of work; and (2) Additional erosion and sedimentation control measures shall be placed, if necessary, in accordance with direction by the Wetlands Enforcement Officer. (5-0) Voted Unanimously.

BMC Land Development, 67 Hoopole Hill Road: An application was received from BMC Land Development for a 12 lot subdivision of property at 67 Hoopole Hill Road. Michael Harkin, P.E. of Harkin Engineering was present on behalf of the applicant. Mr. Harkin reviewed the plans submitted, including the inland wetland boundary amendment map. He noted that when he started with the project he had everything checked and the wetlands are now all flagged correctly. Mr. Harkin noted that the road varies in width from 29 to 30 feet. The road is an existing Town road up to the State of Connecticut property. The surveyor of record for the project is Donald Gessick and the Soil Scientist is David Lord. The crossing of the Deep River is in place and no change is proposed. Mr. Harkin reviewed the plans for the proposed 12 lot subdivision known as Cranberry Bog Estates with an area of open space and reviewed the activities on each lot, including the septic. The plan reflects a 50 foot right of way for the road for the possibility of the Town widens the road in the future. Sheet 4 includes the breakdown of regulated activities. Health Department approval has been received for all 12 lots. Lots 3, 5, 8, 10 and 11 require MLSS systems, the remaining lots are not engineered systems. The lots of disturbance are shown on the plans. Mr. Harkin reviewed the plans for each of the lots proposed. Lot 2 contains the existing house; a new well will be drilled and the existing will be abandoned. On Lot 3 the existing house will be demolished and the

new house will meet the adequate setbacks from the road. All driveways are proposed to be gravel and not paved to limit the grading activities. Access to the house on Lot 4 will be over the Deep River crossing; the pipe is 18 inch in diameter. Lot 6 is the largest lot with the driveway centrally located in order to keep the maximum distance from the wetlands; excavation will stop before the bridge crossing. Lot 6 consists of the cranberry pond. Lot 7 is near the beginning from Cedar Swamp Road near an adjacent existing house with a driveway cut; a 15 inch rcp pipe is proposed. The existing elevation on Lot 7 is 232 and the proposed is 236. On Lot 8 the house is at the rear of the property in the 100 ft review area; there are two areas of wetlands flow in different directions. Lot 9 has little grading and no wetlands are on the site. Lot 10 the house is centrally located. Lot 11 does not have wetlands. Lot 12 abuts the proposed open space. The lot contains drainage to the Town for the crossing. The activity was kept as far south it as could putting all disturbance in the far right hand corner causing less impacts. Lot 5 is the lot added next to the open space. The crossing is at the smallest pinch point. A fire tank will be installed on the edge of the road in the open space; and it has been approved by the Fire Marshal. A gravel cul-de-sac will be put in which will allow for parking for the open space. From edge of pavement will be process for 8-10 feet to the state property. Only access to Lot 5 and Lot 1 will be from the process section. Sheet 13 contains a summary of areas to be altered, upland disturbance, and fill quantities. Lot 4 contains 105 cubic yards in wetlands; Lot 6 is 225 cubic yards; Lot 7 is 298 cubic yards. The 30,000 gallon fire tank is shown on Sheet 17. The Commission will have Richard Snarski check the wetlands and quality of wetlands as a third party review. Contact will be made with the application for a third party. A motion was made by George Atwood and seconded by Susan Board to schedule a site walk on October 1, 2017 at 11:00 a.m. (5-0) Voted Unanimously. A motion was made by Mike Tomlinson and seconded by George Atwood to accept the application; noting that the Commission is requiring a third party review (5-0) Voted Unanimously. The applicant is responsible for the cost of the third party review.

Fire Department: A list of water supplies maintained by the Deep River Fire Department was reviewed. After discussion, a motion was made by Mike Tomlinson and seconded by Susan Board that the Deep River Fire Department is exempt from a permit for maintenance of the water supplies as it is for the safety of the community. (5-0) Voted Unanimously.

Enforcement: Scott Papoosha, 199 Stevenstown Road: No response has been received from DEEP.

[Susan Board left the meeting at this time.] WEO noted that applications for sheds were reviewed which did not involve regulated activities.

A motion was made by John Dube and seconded by Mike Tomlinson to adjourn at 9:25 p.m. (4-0) Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary