

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

**SITE WALK MINUTES**  
**Sunday, October 1, 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: 11:10 a.m.

Members present: Tanner Steeves, John Dube, George Atwood, Ron Larsen; Mark Reyher (Enforcement Agent).

Others present: Tom Knox and Peter Knox.

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

Materials passed out to members were a color coded project map and schematics for driveway crossing on Lot #7. The walk started at Lot 5. The driveway crossing of wetland, area permitted for test hole crossing. The lot is very close to the state forest boundary; the entire driveway and part of home site are in the regulated area. David Lord explained the soil testing process/coring. Members walked and viewed test holes and home site.

Lot #1: No regulated activity proposed; site was not walked. Access to Lots 1 and 5 will be a crushed stone road (20 ft) from cul-de-sac to the state forest boundary. At the cul-de-sac the grade will need to come up at least 6 ft to build it up. A majority of the cul-de-sac is a regulated area. Members questioned the bank from the cul-de-sac down to the wetlands and the surface of the bank. (Question for engineer) The location of the water tank was identified.

Lot #4: Members walked the driveway line; approx. 3 feet of fill for wetlands crossing; the wetland is sloped with a directional flow; Question raised if the pipe for the crossing will be sloped? (Sheet #17). The septic test pipe is approximately 50 ft. from wetland edge. The system is proposed to be installed outside of the regulated area.

Lot #3: Back side of parcel, crossing to barn flooded significantly, which may be a beaver dam below the Deep River bridge. No activity is proposed to improve crossing.

Lot #7: The home site is a horse pasture. The driveway is through a regulated area with crossing. Crossing schematic reviewed. Culvert is 45 ft. long. A question for the engineer is the orientation of the culvert. Members walked the driveway back to the road. David Lord took sample in a questionable spot. Was determined not to be a wetland, possibly a vernal pool. The water sits but it is not wetland soil.

Lot #8: Was viewed from the road. Members had viewed site on a previous site walk.

Lot #12: Members walked the driveway to the home site. Concern on steepness of slope from driveway down hill to the Deep River.

Lot #3: The septic system will be replaced and the house torn down. Septic is depicted on map within the upland review area. No test holes have been drilled. Work is not proposed at this time.

The site walk adjourned at 1:10 p.m.

Tanner Steeves, Chairman