

**LITCHFIELD INLAND WETLAND COMMISSION**  
**Regular Meeting Minutes**  
**October 12, 2016 – 7:00 p.m.**  
**Town Hall Annex, 80 Doyle Rd. Bantam, CT**

**Call to Order:** Chairman Robert Blazek called the regular meeting to order at 7:00 p.m.

**Members Present:** Chairman Robert Blazek, Jack Healy, Jack Hamill, Frederick Minck (7:05 p.m.), Anthony Paradise. Also present was Dennis Tobin, Ph.D, Wetlands Agent, and Ann Combs, Recording Secretary.

**Members Absent:** Abby Conroy, Barbara Brower

**Public Comment:** None

**Appointment of Alternates:** None available

**Motion:** J. Healy moved to add to the agenda under 4a. “Jeanne Litwin – 533 Maple Street, Septic system repair with 0.03 ± acres wetland disturbance.”

**Second:** A. Paradise

**Vote:** All voted aye and the motion carried.

**Motion:** J. Hamill moved to add to the agenda under 4b. “Nancy & Robert Mascia – 172 Marsh Road, Construct septic system and parking space in upland review area; no wetland impact.”

**Second:** A. Paradise

**Vote:** All voted aye and the motion carried.

**APPLICATION CONSIDERATIONS**

**3. PurePoint Energy, LLC for Plumb – 267 Beach Street**

**10/12/16**

*Installation of 120-panel ground mount solar array*

Frederick Plumb presented the map of the layout of the array. He explained they will put up silt fence, strip topsoil, level the site, put fill in and install concrete blocks as a barrier to hold the fill in place. Then PurePoint will do the installation and Mr. Plumb will put 1” stone on top and compact it with the dozer. He will also install electric fence all around to keep the cows out. These 120 panels will cover 100% of the power needs on the farm.

**Motion:** J. Hamill moved to approve the application of PurePoint Energy, LLC and Plumb at 267 Beach Street, Map 157/051/003, for installation of 120-panel ground mount solar array, blocking it out with concrete block and construction of the area for installation as per Layout Plan - Solar Array for Meadow Ridge Farm dated 10/7/16, prepared by Berkshire Engineering and Surveying.

**Second:** J. Healy

**Vote:** All voted aye and the motion carried.

## APPLICATION RECEPTIONS

**2. Sailer Environmental, Inc. for JES Realty – Bantam Road (Map 167/073/010)** **10/12/16**  
*Proposed excavation area is limited to an area within the former stockpile area. Extent of excavation area anticipated to be less than 0.05 acres.*

Chris Smith, Land Use Attorney and Partner for Shipman & Goodwin, represented JES Realty in this remediation project. Mr. Edward Sailer, Engineer for Sailer Environmental, Inc. & Tom Pietras, Wetland and Soil Scientist were also present. Mr. Smith explained that this involves the stockpile of soil placed behind Zini's Restaurant in 2013-14 where they had found contaminants. The stockpile area has become a wetlands area of low quality where additional contaminants have been found. Reports were done. This is a DEEP-approved remediation program, but because of man-made wetland soils, they are here. Mr. Sailer explained he was hired in 2013 by JES Realty to remediate the factory property. Part of the plan was to stockpile soils. They decided to excavate the chlorinated solvents and cap the ash. They found PCB's and think they may have come from transformers after the 1989 tornado that were piled where the current stockpile is. They will live-load trucks to take the material out. They will then test a foot of soil from the depression where the pile was, DEEP will sign off, then they will fill it back up to grade. It must be done as soon as possible when the weather is dry.

**Motion:** J. Healy moved to approve the application of Sailer Environmental, Inc. for JES Realty to conduct activity in regulated area on behalf of the owner, JES Realty, as shown on Map drawn by GEI entitled "Overview of Site Conditions" dated 3/2016.

**Second:** F. Minck

**Vote:** All voted aye and the motion carried.

**3. Titherington – 201 Norfolk Road** **10/12/16**  
*Installation of Aquarion water lines to houses*

Mr. Titherington explained his well is usable but not efficient. He would like to connect to the Aquarion line on Norfolk Road. They will have two lines side by side about a foot apart, one to one house and the other to tap into the old line to the original house. He has not decided if he will continue to use the original well. He will have to either disconnect the well or put a backflow connector in.

**Motion:** F. Minck moved to approve the application of Titherington, 201 Norfolk Road, for installation of Aquarion water lines to two houses #201 and #203 with minimal wetland impact.

**Second:** A. Paradise

**Vote:** All voted aye and the motion carried.

**4. Federal Square Realty – Village Green Dr. (Stop & Shop building)** **10/12/16**  
*Agent determination: Addition of east elevation stairwell (40' x 6') and permeable walkway (105' x 6')*

Dr. Tobin said it was discovered between the Fire Marshal and the Building Inspector that there was no fire exit from the building. Dr. Tobin did an agent determination so that other permits could be moved along without rescission. The plan shows the installation of an east elevation stairwell with permeable walkway.

**4a. Jeanne Litwin – 533 Maple Street** **10/12/16**  
*Septic system repair with 0.03 ± acres wetland disturbance*

Dennis McMorrow, Berkshire Engineering and Surveying, said the system was backfeeding toward the house. They will strip the topsoil and add sand to make a sand filter for the effluent.

**Motion:** A. Paradise moved to approve the application of Jeanne Litwin, 533 Maple Street, for septic system repair with 0.03± acres wetland disturbance per map titled "Septic System Repair Design" dated 10/6/16, signed and sealed by Berkshire Engineering and Surveying.

**Second:** J. Hamill

**Vote:** All voted aye and the motion carried.

**4b. Nancy & Robert Mascia – 172 Marsh Road**

**10/12/16**

*Construct septic system and parking space in upland review area; no wetland impact*

Dennis McMorrow explained the corner lot on Marsh and Newton Roads. It is a 33-acre site with house and old barn along Newton Road. They want to make part of the barn into an accessory apartment. They will need a 2-bedroom septic and parking space in a regulated area with no wetland impact.

**Motion:** J. Hamill moved to approve the application of Nancy and Robert Mascia to construct a septic system and parking space in the upland review area per map entitled "Septic System Design for Robert & Nancy Mascia" dated 10/8/16 by Berkshire Engineering & Surveying, LLC.

**Second:** A. Paradise

**Vote:** All voted aye and the motion carried.

**5. Stop & Shop Construction Update #7 – IW Permit #CC00001073:** Dr. Tobin said they were worried they could be getting sediment downstream with the dewatering. He asked to have a man on the pump to monitor. He had them fill out a pump log and follow the procedure in email from Pustola dated 9/30/16.

**6. Approval of Minutes of September 14, 2016**

**Motion:** F. Minck moved to approve the regular meeting minutes of 9/14/16.

**Second:** J. Hamill

**Vote:** All voted aye except J. Healy, who abstained because of absence, and the motion carried.

**7. Correspondence:** None

**8. Possible Executive Session to Discuss Pending Litigation**

**Motion:** F. Minck moved to go into executive session at 7:48 p.m. with all commissioners present and Dr. Tobin do discuss pending litigation.

**Second:** A. Paradise

**Vote:** All voted aye and the motion carried.

They came out of executive session at 8:00 p.m. with no action taken.

**9. Adjournment**

**Motion:** F. Minck moved to adjourn at 8:01 p.m.

**Second:** J. Healy

**Vote:** All voted aye and the motion carried.

Respectfully submitted,



Ann D. Combs, Recording Secretary