

September 22, 2016

Call to Order: The monthly meeting the Sterling Inland Wetland and Watercourses Commission (IW&WC) was called to order at 7:12 p.m. by Chairman Roger Gibson. Other members present-Robert McLevy, Brad Herman, Alternate Dori Cote, and Alternate James Hawkins, Jr. (7:15 p.m.).

Members absent- Richard McGarry, Maggie Camplin, Jen Mossner, and Kimberly Gunn. Alternate D. Cote was seated for J. Mossner and Alternate J. Hawkins was seated for R. McGarry.

Staff present-Russell Gray, Joseph Theroux, and Joyce Gustavson.

Also present-John Malarkey.

Audience of Citizens: No comment.

Additions to Agenda: None

Approval of Minutes: R. McLevy made a motion, seconded by B. Herman to approve the 5/26/2016 meeting minutes with the correction to Unfinished Business...R. McGarry made a motion, seconded by B. Herman to deny application #IW16-02 “without prejudice” for lack of information, instead of “deny application #IW16-02 for lack of information”. All voted in favor of the motion.

Correspondence: Membership Renewal Notice for membership dues from the Connecticut Association of Conservation and Inland Wetlands Commissions, Inc., in the amount of \$60 from 7/1/2016 through 6/30/2017. The Habitat summer issue was distributed.

Unfinished Business: None.

New Business: None.

Agents Reports:

1. Violations: No new violations.

2. Other Issues:

A) J. Theroux reported that he received a complaint from 93 Hell Hollow Road; a single driveway that serves three (3) apartment duplex rental properties. A lady called and complained that there are issues with the water quality; run off in fields and well issues. A water treatment system was set up to handle the water issues. J. Theroux stated that he is not sure if it the water issues are due to high nitrates or minerals. Over the years, this property has been a problem with septic issues and Northeast District Department of Health (NDDH) has been called many times. The complaint is that a fire hose is running from one of the basements across the lawn and into the wetlands. Upon inspecting the property it was discovered that it is discharge for the water treatment system, similar to being back flushed like a swimming pool filter, and the water is discharging into the woods and eventually making it to the wetlands. J. Theroux stated that the owner indicated that they would like to put in a dry well to take care of the water and this would carry the water away from the homes. J. Theroux also stated that they would have to come before the Wetlands Commission because the wetlands are no more than seventy-five (75) feet away from the houses. He will contact NDDH and see where they are at regarding the water issues. R. Gibson stated that J. Theroux should contact Department of Energy & Environmental Protection (DEEP) because there are three (3) duplexes and see if they need a National Pollutant Discharge Elimination System (NPDES) permit.

B) J. Theroux reported that he has been monitoring the old McCann mill site located at 1148 Plainfield Pike, currently owned by Louis Magiera. L. Magiera has been cleaning up the area; removing scrap metal, garbage, etc. While removing a stainless steel tank out of the building, a portion of the building fell down and J. Theroux told him that if he does any further demolition, he will need a demolition permit from the building inspector. Another issue is the outflow of the water. The outflow is where the building is and the rubble is extremely close to where the water comes out of the building and curves around and goes back into the river. J. Theroux is asking the Commission’s approval to send L. Magiera a

letter stating that any further demolition activity in close proximity to the river is going to require a wetlands permit. J. Theroux will continue to monitor the situation.

C) J. Theroux reported that he received a complaint regarding Sunridge Nudist Resort located on Calvin French Road that they are rebuilding the existing septic systems. J. Theroux stated that he will contact NDDH and the owner of the campsite to make sure that they are not doing anything within the proximity of the wetlands.

3. Richard LaFleche, 0 Sterling Road (Route 14): J. Theroux reported that an individual came to the office last week looking into buying R. LaFleche's property which currently is being advertised for sale in the Turnpike Buyer. Upon speaking with Chairman, R. Gibson, J. Theroux sent R. LaFleche a letter stating that if he is actively trying to sell the property, and not continue with the timber harvest, you are required to remove the temporary crossings and remediate the site as outlined in the letter dated, 8/12/15 describing the conditions of the permit. If this remediation is not done, the Town of Sterling will utilize the \$2,500 bond to have the crossing removed and the remediation performed (copy on file). R. LaFleche called J. Theroux and stated that he is not really interested in selling the property, but if he does sell, he will remediate the property first. It was also noted that R. LaFleche put up \$700 for inspection fees and approximately half of that is remaining.

Any Other Business to Come Before the Commission: R. McLevy stated there is a subdivision on Valley View Road that was approved for Graham Everson as seven or eight (7/ 8) building lots and as part of the approval, the right of way was moved to Precourt's/Joslyn's stone quarry. Four (4) lots were originally sold, away from the access to the quarry and now they are closing in on the access and part of the approval was to move this access to the northern extent of the property so it was isolated by itself and came in along with the adjacent property owners boundary line to get into the quarry. Instead of going through the middle of the subdivision it went off to the edge of the subdivision. It is unclear at this time if this would be a wetland issue or a planning and zoning issue. Upon approval, wetland issues were worked around and adjustments were made to the original plan because the existing right of way goes through the wetlands. The road was moved for the benefit of the subdivision. There is another lot in the back that was to be used by this change of right of way consisting of a large area of wetlands. R. Gibson asked J. Theroux to follow up with the Planning Commission.

Adjournment: B. Herman made a motion, seconded by D. Cote, to adjourn at 7:40 p.m. All voted in favor of the motion.

Attest: _____
Joyce Gustavson, Recording Secretary