

August 24, 2017

Call to Order: The monthly meeting of the Sterling Inland Wetland and Watercourses Commission (IW&WC) was called to order at 6:05 pm by Chairman Roger Gibson.

Other members' present-Robert McLevy, Jen Mossner, Maggie Camplin, Richard McGarry, and Alternate Jim Hawkins.

Members' absent- Brad Herman, Kim Gunn, and Alternate Dori Cote.

Alternate J. Hawkins was seated for K. Gunn.

Staff present-Joseph Theroux and Joyce Gustavson.

Also present-David Held, Sarah Mulhearn, Michael Habershaw, and Douglas & Patricia Meek (6:25 p.m.)

Audience of Citizens: S. Mulhearn, 179 Valley View Road stated that she and M. Habershaw purchased the property on 179 Valley View Road six (6) weeks ago and it has been brought to their attention that there is a proposal for a development to the left of their property for a driveway and a home. R. Gibson stated that if there is no significant impact to wetlands, then this application would be handled internally and would not go to a public hearing. S. Mulhearn asked if this is just a proposal or something that is happening. R. Gibson stated the application is looking for wetlands approval. Discussion was held on whether or not the modified plans would go before the Planning and Zoning Commission. D. Held of Provost and Rovero, Inc. stated that these are approved building lots and would not go back to the Planning & Zoning Commission.

Additions to Agenda: None.

Approval of Minutes: J. Mossner made a motion, seconded by R. McLevy to approve the monthly meeting minutes of 7/27/2017 as written and presented. All voted in favor of the motion. J. Hawkins made a motion, seconded by R. McLevy to approve the special meeting minutes of 8/14/2017 as written and presented. All voted in favor of the motion.

Correspondence: Membership Renewal Notice from the Connecticut Association of Conservation and Inland Wetlands Commission, Inc. (CACIWC) in the amount of \$65 from 7/1/2017 – 6/30/2018, and a pamphlet announcing the Connecticut Conference of Municipalities (CCM) Convention, "Together Toward Tomorrow" on November 28 & 29, 2017 at Foxwoods Resort.

Unfinished Business:

a. Application by Al Chilson for a Single Family Residence for Property Located at 0

Miller Road: J. Theroux stated that the Commission went on a site walk for property located at 0 Miller Road and figured out from the test pit location holes and finding iron pipes where everything was as nothing was staked out; two (2) test pits were located and it was deduced where everything is proposed. This is the same site plan the Commission approved back in 2007; the only difference being it was two (2) separate parcels and has recently been combined to one (1) continuous ten (10) acre lot. The applicant is looking for approval to construct a three (3) bedroom home, garage, well, and septic system. J. Theroux also stated that he sees no issues with the location of the house or septic and no impacts to wetlands as long as the plans are adhered to. A condition of approval should include the placing of wetland buffer signs. J. Mossner made a motion, seconded by M. Camplin to approve Application #IW-17-03 by Al and Jamie Chilson to construct a three (3) bedroom, single family residence for property located at 0 Miller Road referenced by a plan entitled Site Development Plan Prepared for Al and Jamie Chilson, Barber Road and Miller Road, dated 7/21/2007, revised date of 10/10/2007 consisting of one (1) sheet, Prepared by J&D Civil Engineers with one (1) modification: Wetland buffer identification signs shall be posted and the applicant shall work with J. Theroux, Inland Wetland Agent, for the distance and placement of buffer signs. R. McLevy removed himself, as an adjacent property owner, from the proceedings. All voted in favor of the motion.

b. Application by Contract Loan Company for Reapproval of Regulated Activities for Development of Subdivision Lots with Minor Modifications for Property Located at 201 and 211 Valley View Road:

David Held of Provost & Rovero, Inc. presented revised site plans for property located at 201 and 211 Valley View Road (copy on file). The revised plans for Lot 7 include shifting the house a little bit further to the south so the house footprint is outside of the one hundred foot (100') review area. The septic system is in the same area as approved by the

Health Department. The bigger change is on Lot 9, the nine (9) acre rear lot for the proposed wetland crossing of the driveway, noting that the design has not changed. An alternate location for the house, well, and septic system toward the front of lot would eliminate the need for direct wetlands impact. In 2003, this lot was originally proposed as the tenth (10th) lot on the plans until the Inland Wetland Commission suggested making it one (1) larger lot. The alternate location of the house has moved to the far north leaving twenty-five feet (25') from the property line. The location of the septic system is seventy feet (70') from the reserve area from the edge of the wetlands. D. Held stated he is giving the Commission the alternate location of the house so it can be a buildable lot, whether it takes place in the back with the longer driveway and the crossing or moved to the front of the building lot with fewer disturbances. The proposed wetland disturbance is 2,800 square feet. J. Theroux stated that the Commission has two (2) choices; one involves 2,800 square feet of direct disturbance to a wetland, placement of a culvert pipe or nothing more than setting a house in the upland review area, but without knowing what the small wetland area is, vernal or a patch of wetlands, he would place higher functional value to the wetlands with the seasonal water cross that is being proposed to be crossed, unless the patch is a vernal pool. Discussion followed regarding the wetland depression in the front of the lot, approval of the revised plan showing only the alternate location, and posting of buffer signs along the edge of the wetlands. J. Theroux stated that he thinks the Commission should condition the approval on the revision of the plan to show the alternate only, that way there is only one approved plan with the buffer signs and where the driveway ends, showing no crossing to avoid confusion later. J. Theroux also reminded the Commission that they have sixty-five (65) days to approve the application; the application could be tabled and another site walk scheduled to view the wetland depression. Wetland buffer sign notations need to be added to the plans and the removal of the alternate location of the proposed house from the plans. J. Mossner made a motion, seconded by R. McGarry to table this application to the next meeting. All voted in favor of the motion. A second site walk for this property is scheduled for Wednesday, 8/30/2017 at 4:30 p.m. meeting at the quarry entrance.

New Business:

a. Application by Patricia Meek for Pond Dredging for Property Located at 63 Spring Lake Road: J. Theroux submitted the application, base and satellite maps (copies on file) for property located at 63 Spring Lake Road. He stated that he met with D. Meek on his property and the application is to clear the edges of the pond. It flows from the northeast and comes under the road and enters the pond, as well as road stormwater, resulting at the top edge of the pond a peninsula of built up sand and vegetation from road drainage and stream flows entering the pond. The applicant proposes to reclaim the northerly, westerly, and a portion of the southern pond banks by bringing in an excavator to dredge the edges of the pond out. Currently the edges of the pond are very steep drop offs and he wants to taper that back so it easier to enter the pond to a 3:1 slope. Per the recommendation of J. Theroux, the applicant shall construct a rip rap silt wall or half moon shape pile of rip rap stones to dissipate flows so when the water comes ripping in fast it will dissipate the speed of the water and give a spot for the sediment build up and then to be cleaned out on a yearly basis. It is recommended to do the job during a period of the year that has little to no stream flows for minimal disturbance and stop silt from exiting out the western side of the pond. The applicant needs to indicate on the plans the dewatering of material that is to be dug out of the pond and show the stockpile area and also add a narrative outlining the erosion and sediment control measures to restore the site. J. Mossner made a motion, seconded by R. McGarry to accept this as application #IW17-07 for review and to schedule a site walk for Wednesday, 8/30/2017 following the Valley View Site Walk. All voted in favor of the motion.

Agents Reports:

1. Violations: No new violations.
2. Other Issues: 1) J. Theroux continues to monitor the excavation activities for property located at 1148 Plainfield Pike, LLC, noting the back side of the parcel has a load of stumps/wood debris dumped on the edge of the berm, but not in the wetlands. If nothing else gets dumped, there is no need to have the applicant remove it, as it appears to be from a different site. 2) J. Theroux reported that he has been monitoring the timber harvest on Church Street and sees no issues.

3) Richard LaFleche, 0 Sterling Road, has not been active.

Any Other Business to Come Before the Commission: None.

Adjournment: R. McLevy made a motion, seconded by J. Mosner to adjourn at 7:06 p.m. All voted in favor of the motion.

Attest: _____
Joyce Gustavson, Recording Secretary

Attest: _____
Richard McGarry, Secretary