

December 11, 2017

I. Call to Order: The special meeting of the Sterling Inland Wetland and Watercourses Commission (IW&WC) was called to order at 4:00 pm by Chairman Roger Gibson. Other member's present-Brad Herman, Richard McGarry, Maggie Camplin, and Alternate James Hawkins, Jr. Member's absent- Robert McLevy, Jennifer Mossner, Kimberly Gunn, and Alternate Dori Cote. Alternate J. Hawkins was seated for K. Gunn. Staff present-Joe Theroux, Russell Gray, and Joyce Gustavson.

II. Application #IW-17-08 by Louis M. Magiera, Jr. for Modification of Previous Issued Inland Wetland Permit for Property Located at 68 Deerfield Drive: Prior to tonight's Special Meeting, the Commission went on a site walk for property located at 68 Deerfield Drive (Assessor's Map 03832-029-0100). J. Theroux compared the 2013 original approved site plan to the 2017 revised site plan and stated that in 2013 the Commission issued a wetland permit for the construction of a single family residence with well and septic. Upon approval, the applicant was required to put in a row of stones to prevent access to the Moosup River and a stone filter to prevent run off into the river, which is currently in place. The applicant was also required to do plantings and it does not appear that any plantings have been done. Upon applying for a building permit, J. Theroux informed the applicant that if the construction is not completed by spring of 2018 he should renew his permit. During the process of applying for a building permit, the Zoning Enforcement Officer discovered that the approved plan of 2013 places the edge of the house twenty (20) feet from his property line and that is not zoning permitted. Twenty-five (25) feet is the required distance. The applicant went before the Sterling Zoning Board of Appeals and the approval for the proposed construction requires the house be twenty-five (25) away from the property line placing the position of the house closer to the Moosup River and the applicant also increased the length of the house by two (2) feet. The distance from the edge of the house to the river has decreased the seventy-five (75) foot buffer from the river to approximately sixty (60) feet. The location of the septic in the reserve and the septic tank has not changed and J. Theroux sees no impact to the river. The biggest threat to wetlands is the potential failure of the septic system years and years down the road. Discussion followed regarding erosion and sedimentation measures and surety. R. McGarry made a motion, seconded by J. Hawkins to approve Application #IW-17-08 by Louis M. Magiera, Jr. (Assessor's Map 03832-029-0100) to construct a two-bedroom house with on-site septic and well for property located at 68 Deerfield Drive referenced by plans entitled "Improvement Location Survey" Prepared for Louis Magiera, 68 Deerfield Drive, Sterling, Connecticut, Scale 1" = 10', consisting of two (2) Sheets – Revised dates of 7/2/2012, 10/23/2012, 2/26/2013, 4/12/2013, 4/26/2013, and 7/26/2017 with the following three (3) modifications: 1) The applicant shall place Erosion and Sedimentation Measures in place before any additional work can be done on the site; 2) Plantings and rain garden to be constructed within one (1) year of the issue date of the Permit; and 3) The applicant shall submit an erosion and sedimentation control bond in the form of cash, certified or cashier's check or surety in the amount of \$5,000 to cover erosion and sedimentation measures or remediation if necessary. Commissioners R. McGarry, J. Hawkins, B. Herman and R. Gibson voted to approve application #IW-17-08 and Commissioner M. Camplin voted to not approve the application. Motion carries.

III. Adjournment: J. Hawkins made a motion, seconded by R. McGarry to adjourn at 4:35 p.m. All voted in favor of the motion.

Attest: _____
Joyce A. Gustavson, Recording Secretary

Attest: _____
Richard McGarry, Secretary