

May 24, 2018

**Call to Order:** The monthly meeting of the Sterling Inland Wetland and Watercourses Commission (IW&WC) was called to order at 7:08 p.m. by Chairman Roger Gibson. Other members' present-Brad Herman, Jen Mossner, Richard McGarry, and Alternate Jim Hawkins.

Members' absent-Maggie Camplin, Robert McLevy, and Kim Gunn.

Alternate J. Hawkins was seated for K. Gunn.

Staff present-Joseph Theroux and Joyce Gustavson.

Also present-David Held.

**Audience of Citizens:** No comment.

**Additions to Agenda:** J. Mossner made a motion, seconded by R. McGarry to add application #IW-18-04 by KC & WJ, LLC, for a single family dwelling for property located at Snake Meadow Hill Road as Item b. under New Business. All voted in favor of the motion.

**Approval of Minutes:** J. Mossner made a motion, seconded by J. Hawkins to approve the monthly meeting minutes of 3/22/2018 and 4/26/2018 and the special meeting minutes of 5/3/2018 as written and presented. All voted in favor of the motion.

**Correspondence:** None

**Unfinished Business:**

**a. Application #IW-18-02 by Sterling Materials, LLC (South) for 258 Newport Road – Gravel Removal Operation:** J. Theroux stated that Bruce Woodis of KWP Associates, who is representing the applicant, could not be here tonight due to a scheduling conflict. Submitted into the record is a detailed letter that Agent Theroux mailed to Mr. Woodis on 5/9/2018 regarding an incomplete application and six (6) missing items; the application fee, State of Connecticut DEEP Wetlands reporting form, a detailed narrative, re-delineation of the wetlands, names and addresses of abutting landowners, and any other requirements as outlined in Section 7 of the Town of Sterling Inland Wetlands and Watercourses Regulations, a letter from B. Woodis outlining the proposed activities, dated 5/23/2018, and a Supplemental Site Plan. J. Theroux also spoke to B. Woodis and he does not want to notify the adjacent landowners a second time as everyone was notified for the public hearing held by the Board of Selectmen and he also does not want to re-delineate the wetlands as this is a tremendous expense. This is a complete application. Discussion followed regarding inland wetland notification to adjacent landowners. It is a requirement of the Inland Wetland and Watercourses Regulations that abutter notifications be mailed out. J. Theroux stated that on the Supplemental Site Plan, B. Woodis is proposing to flag where the silt fence will go and where the limits of clearing will go instead of flagging the wetlands. By doing a site walk, the Commission will be able to tell what the limit of disturbance is, in theory, but not be able to see where the actual edge of wetland is due to the heavy vegetation. Discussion was held regarding the time frame and asking the applicant for a thirty-five (35) day extension if a decision is not reached at the June meeting. J. Mossner made a motion to table application #IW-18-02 by Sterling Materials, LLC (South) to the next meeting. All voted in favor of the motion. It was the consensus of the Commission not to grant a waiver from mailing abutter notification letters as that is part of the regulations. J. Theroux shall send a letter to B. Woodis recommending that abutter notification letters should be mailed and to stake out the limitations of construction/disturbance prior to the site walk. A site walk has been scheduled for Thursday, 6/7/2018 at 7:00 p.m.

J. Mossner made a motion, seconded by R. McGarry to move New Business, Item B ahead of New Business, Item A. All voted in favor of the motion.

**New Business:**

**b. Application #IW-18-04 by KC & WJ, LLC, for a Single Family Dwelling for Property Located on Snake Meadow Hill Road:** David Held of Provost & Rovero, Inc. presented the application on behalf of KC & WJ, LLC for a single family dwelling for property located on Snake Meadow Hill Road. The following was submitted into record: Improvement Location Survey System Design Plan, Inland Wetlands Commission Application Form, and a copy of mailed receipts to the abutting property owners as of 5/23/2018. D. Held stated this is the same plan with a little more detail that was talked about on a conceptual basis a couple of months ago. This is a nine (9) acre lot, basically raw land and was formerly part of a twenty (20) acre property. Some wetland disturbance is being proposed to install a pipe to cross the wetlands for the driveway and regulated activities for the construction of the house and the septic system where proposed clearing limits of about seventy-five (75) feet away from the larger wetlands and forty (40) feet away from a small intermittent water course. D. Held asked the Commission if they want to schedule a site walk due to 1,200 square feet of wetland disturbance, which is a significant activity and does the Commission want to schedule a public hearing. J. Mossner made a motion, seconded by R. McGarry to accept this as application #IW-18-04 and to schedule a site walk for Thursday, 6/14/2018 at 7:00 p.m. and to schedule a public hearing for Thursday, 6/28/2018 at 7:00 p.m. All voted in favor of the motion.

**a. Application #IW-18-03 by Sterling Materials, LLC (North) for 220 Newport Road – Gravel Removal Operation:** J. Theroux reported that when this project was originally conceived it was a monstrous site and they did it as North and South, so to be consistent they are keeping it the same. Submitted for the record is a letter from Bruce Woodis, of KWP Associates, outlining the proposed activities, dated 5/23/2018. This is a complete application minus an abutter notification mailing. J. Mossner made a motion, seconded by R. McGarry to accept this as application #IW-18-04 and to schedule a site work immediately following the South side, which has been scheduled for Thursday, 6/7/2018 at 7:00 p.m. All voted in favor of the motion.

**Agents Reports:**

1. Violations: No new violations.
2. Other Issues: There are none.
3. Richard LaFleche, 0 Sterling Road (Route 14): J. Theroux reported that there has been no activity on this site. It is the consensus of the Commission to remove this item from the agenda.

**Any Other Business to Come Before the Commission:** None.

**Adjournment:** J. Mossner made a motion, seconded by J. Hawkins to adjourn at 7:50 p.m. All voted in favor of the motion.

Attest: \_\_\_\_\_  
Joyce Gustavson, Recording Secretary

Attest: \_\_\_\_\_  
Richard McGarry, Secretary