

January 31, 2019

Call to Order: The Special Meeting of the Sterling Inland Wetland and Watercourses Commission (IW&WC) was called to order at 7:00 p.m. by Chairman Roger Gibson. Other members' present-Jen Mossner, Robert McLevy, Kimberly Gunn, and Alternate James Hawkins Jr.

Members' absent-Maggie Camplin, Brad Herman, and Richard McGarry.

Alternate J. Hawkins was seated for B. Herman.

Staff present-Joseph Theroux, Russell Gray, and Patricia Ball.

Also present- Jacob Denault, Michael Driscoll, Normand Thibeault, Demian Sorrentino, Donald Salisbury and Barbara Salisbury.

Approval of Minutes: J. Mossner made a motion, seconded by J. Hawkins to approve the monthly meeting minutes of 11/29/2018 as written and presented. All voted in favor of the motion.

Correspondence: 1) The members were provided with a brochure titled "Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions" from Wesleyan University regarding available education and training that board members may have an interest in attending. The fee of \$55 would be covered by the town. R. McLevy noted the registration allows for the purchase of the seminar materials if you cannot attend. J. Theroux stated that he would purchase a copy of the seminar materials to have on file for members to review.

Unfinished Business:

a. Consider & Act on Notice of Violation for Property Located at 480 Gibson Hill Road Owned by Michael Driscoll for Excavation within Wetlands: J. Theroux stated that he mailed a second letter to M. Driscoll notifying him of the January meeting and that he would need to complete an application for a permit. M. Driscoll stopped in and spoke to J. Theroux and stated that he is trying to put a drain in to keep the water table lower. The wetlands horseshoe around his house is causing him to have basement issues. M. Driscoll submitted for the record pictures depicting the wetlands in his backyard and the water in his basement. He is looking for a permanent correction to his property. Discussion was held regarding the wetlands that were disturbed and the need for M. Driscoll to start with a detailed application, including the dimensions of the wetland disturbance. The notice of violation for property located at 480 Gibson Hill Road will continue. M. Driscoll plans to present an application at the next monthly meeting. J. Mossner made a motion, seconded by R. McLevy to table this item to the 2/28/2019 meeting. All voted in favor of the motion.

b. Consider & Act on Notice of Violation for Property Located at 480 Snake Meadow Hill Road Owned by Jacob Denault for Excavation/Grading Activities: An application and site plans depicting the minor wetland disturbance was submitted by J. Denault in response to a Notice of Violation for property located at 480 Snake Meadow Hill Road. J. Denault stated that he is trying to clear the dead trees out on the property to open it up, clean out the garbage, and make the property more presentable and useable. J. Mossner made a motion, seconded by J. Hawkins to accept this as application #IW-19-02 and schedule a site walk for Monday, 2/18/19 at 3:00 p.m. All voted in favor of the motion.

c. Application #IW-18-05 by Scott Roys for 900 Gibson Hill Road: Demian Sorrentino of Boundaries, LLC stated that he is filling in for John Faulise. An alternate plan-Revision "A", was submitted into record, for the redevelopment of property for a three (3) bedroom single-family residence with a two (2) car garage, new well, new septic system, and site grading for property located at 900 Gibson Hill Road, Assessor's ID: 03276/006/0012. It was noted at the

November meeting that the deed establishes the lot as a lot of record in 1952. The only buildable area on the property is adjacent to the roadway; the back of the property is inundated wetlands and a watercourse along the northerly side of the property, which runs through the middle of the wetlands. There is discharge from a cross culvert underneath Gibson Hill Road that flows into the wetlands. A lengthy discussion was held regarding the original site plans submitted in November and the Revision "A" site plans. D. Sorrentino presented to the commission the two separate site plans; one with a twenty (20) foot wide access in the rear of the property which would require a sediment fence with erosion control fabric, and Revision "A", the alternative site plan, that would keep disturbance out of the wetlands and not require the fill in the rear of the property but still allow access to the rear of the property. R. McLevy made a motion, seconded by J. Hawkins, to approve Application #IW-18-05 by Scott Roys for 900 Gibson Hill Road to construct a three (3) bedroom, single-family residence with a two (2) car garage, with on-site septic and well as referenced by a plan entitled "Topographic Survey . "Subsurface Sewage Disposal Systems (SSDS) Design Plan" Rev. "A", Revise Grading at rear of house, 1/31/2019 consisting of two (2) sheets with following two (2) modifications: 1) A note shall be added to the drawings that permits are required before any disturbance is allowed, and 2) inland wetland permanent metal markers, buffer signs, are to be placed at fifty (50) foot intervals on the property. All voted in favor of the motion.

New Business:

a. Application by Louis Magiera, Jr. for a Single Family Residence for Property Located at 71 Deerfield Drive: Normand Thibeault of Killingly Engineering Associates presented the application on behalf of Louis Magiera, Jr., for a single family residence for property located at 71 Deerfield Drive, Assessor's ID: 03832/029/0091. The following was submitted into record: Septic System Design Plan, Inland Wetlands Application, list of adjacent land owners, Web Soil Survey Map, a wetland delineation report from Ian T. Cole, Professional Registered Soil Scientist/Professional Wetland Scientist dated 1/29/2019, and a letter from Northeast District Department of Health (NDDH) dated 11/12/2018. N. Thibeault stated that the Zoning Board of Appeals on 12/12/2018 granted a variance reducing the well and septic setbacks. R. McLevy made a motion, seconded by J. Mossner to accept this as application #IW-19-01 and to schedule a site walk for Monday, 2/18/19 at 2:00 p.m. All voted in favor of the motion.

Agents Reports:

1. Violations: No new violations.
2. Other Issues: None

Adjournment: J. Mossner made a motion, seconded by K. Gunn to adjourn at 8:30 p.m. All voted in favor of the motion.

Attest: _____
Patricia Ball, Recording Secretary

Attest: _____
Richard McGarry, Secretary

