



Town of Sterling

Town Hall
1183 Plainfield Pike
P.O. Box 157

Oneco, Connecticut 06373-0157

Assessor: 860-564-3030
Building Official: 860-564-2275
Economic Development: 860-564-4752
Library: 860-564-2692
Recreation: 860-564-2136
Registrar of Voters: 860-564-2654

Revenue Collector: 860-564-7563
Selectmen: 860-564-2904
Town Clerk: 860-564-2657
Treasurer: 860-564-8488
Wetlands Agent: 860-564-2275
Zoning Official: 860-564-2275

TOWN OF STERLING STERLING INLAND WETLAND & WATERCOURSES COMMISSION NOTICE OF PUBLIC HEARING

The Sterling Inland Wetland & Watercourses Commission will hold a Public Hearing on Thursday, October 22, 2020 in the gymnasium of the Sterling Town Hall, 1183 Plainfield Pike, Oneco, CT beginning at 7:00 p.m. to hear written and/or verbal comments on the following:

Inland Wetland & Watercourses Application #IW&WC-20-4 by XDP, LLC for property located at 201 Valley View Road (Map 04415, Block 008, Lot 0009) for a proposed driveway/wetland crossing for a single family dwelling.

A copy of this application is available for review at the Sterling Town Hall, Office of the Selectman, during normal business hours.

Dated this 9th day of October 2020 at Sterling Town Hall, 1183 Plainfield Pike, Oneco, CT.

SIW&WC
Roger Gibson, Chairman
Richard McGarry, Secretary

October 22, 2020

The Sterling Inland Wetland and Watercourses Commission (IW&WC) public hearing was called to order at 7:00 p.m. by Chairman Roger Gibson. Other members present – Robert McLevy, Brad Herman, Kimberly Gunn, and Alternate James Hawkins, Jr.

Members absent – Richard McGarry, Jen Mossner and Maggie Camplin.

Alternate James Hawkins Jr. was seated for Maggie Camplin.

Staff present – Russell Gray and Patricia Ball.

Also present – Jeffrey Joslyn and Greg Glaude.

The legal notice was read by R. Gibson. The purpose of the hearing is to accept written and/or verbal comments on #IW&WC 20-04 by XDP, LLC for property located at 201 Valley View Road (Assessor's Map 04415, Block 008, Lot 0009) for a proposed driveway/wetland crossing for a single-family dwelling.

The following was submitted into record: General Location Survey Presentation Drawing Plans, a letter dated 10/20/2020 from Ian T. Cole registered soil scientist and a letter dated 10/6/2020 sent to property abutters including the certified return receipts (copies on file).

Greg Glaude, Killingly Engineering Associates, presented the application on behalf of XDP, LLC for property located at 201 Valley View Road for a proposed driveway/wetland crossing for a single-family dwelling. G. Glaude reminded the commission that this piece of property went before the commission approximately seventeen (17) years ago as part of a ten (10) lot subdivision. At that time there was a lot 9 and a lot 10, and one of the conditions in 2003 was to merge lots 9 and 10. The mylar was recorded in the land records, and lot 9 was approved with a house in the back-lot area with an eighteen (18) foot wide shared driveway. That wetlands permit has since expired. In 2017, the same parcel, under new owners, went before the commission and received an approved plan for a single-family dwelling. The lot was once more sold, and the new owners hired Killingly Engineering Associates with the intentions of building in the rear of the property similar to the 2003 plan. The current application as presented will have the house, backyard, and septic outside the upland review area. It would require a wetland crossing for the driveway with a total disturbance of 2,130 square feet, 61 linear feet. The crossing would be the same as the 2003 plan except for a narrowed down driveway, the quarry access or shared driveway is not part of the plan. The crossing would be twelve (12) feet wide with a twenty-four (24) inch plastic pipe, with added riprap for interior sections, and a silt fence installed on both sides so nothing washes down the driveway during construction. The previous plan had an upland review area of 1/10th of an acre and over time any expansion on the property might involve possible wetland disturbance, whereas, the current application in the back area has almost five (5) acres available for the house and septic, 1.7 acres outside any wetland area. G. Glaude concluded his presentation with the reading of the recommendations from the soil scientist (copy on file) and asked if anyone had any questions or comments.

R. Gibson asked about the 2017 approved plan and what changes were done.

G. Glaude stated that the owners are looking to supersede what was approved in 2017 and replace with the current application.

R. McLevy asked about the boundaries of the lot and if any changes; and about the utilities to the property, are they a separate wetland issue?

G. Glaude noted there was a small boundary change and the utilities will be buried with the driveway and not a separate wetland disturbance.

Chairman Gibson thanked G. Glaude for the presentation and asked if any other commission members had any concerns or questions. There were none.

R. Gibson asked the members of the audience if anyone wished to speak in favor of the application. No comments.

R. Gibson asked if any audience members wished to speak against the application.

Jeffery Joslyn, manager of the stone quarry on Valley View Road, stated his concerns to the commission. The quarry is located to the left of the property and he and the owners of the quarry are concerned the water flow may be changed and have a negative impact on the quarry property. He also stated that at one time, the owners had the impression that the original plan had included a driveway that was going to be a shared driveway with the quarry. It appears that is not the case. J. Joslyn wanted the commission to know his concerns regarding the possible changes in the water flow.

G. Glaude stated he is not aware of any changes to the water flow and that the driveway will not divert any water, nor is it discharging any water in that direction. He also stated that as far as the quarry driveway concerns, there is nothing restricting them from their deeded easement.

R. Gibson asked if anyone else had any other questions or comments. There were none.

R. Gibson asked a second time if anyone had any other questions or comments. There were no more questions for the public hearing either for or against the project. The chairman thanked the attendees.

R. Gibson closed the public hearing at 7:43 p.m.

October 22, 2020

Call to Order: The monthly meeting of the Sterling Inland Wetland and Watercourses Commission (IW&WC) was called to order at 7:45 p.m. by Chairman Roger Gibson. Other members' present- Kimberly Gunn, Robert McLevy, Brad Herman, and Alternate James Hawkins Jr.

Members' absent-Maggie Camplin, Jen Mossner, and Richard McGarry.

Alternate J. Hawkins was seated for M. Camplin.

Staff present-Russell Gray and Patricia Ball.

Also present- Jeffrey Joslyn and Greg Glaude.

Audience of Citizens: No comment.

Additions to Agenda: None

Approval of Minutes: R. McLevy made a motion, seconded by B. Herman to approve as written the monthly meeting minutes of 8/27/2020. All voted in favor of the motion.

B. Herman made a motion, seconded by J. Hawkins to approve as written the special meeting minutes of 9/10/2020. All voted in favor of the motion.

K. Gunn made a motion, seconded by B. Herman to approve as written the monthly meeting minutes of 9/24/2020. All voted in favor of the motion.

Correspondence: None

Unfinished Business:

a. Application #IW&WC-20-04 by XDP, LLC for a Proposed Driveway/Wetland Crossing for a Single-Family Dwelling for Property Located at 201 Valley View Road: Chairman Gibson began the discussion by asking the commission members if they had any concerns or comments. R. McLevy discussed his opinion that this plan is almost a trade-off between the 2017 approved plan and the original 2003 approved plan, with less disturbance to the wetlands. He further explained the original 2003 plan was approved for a shared driveway within the wetland crossing and much more traffic. R. McLevy asked if the new plan as presented is with a single use driveway and no longer a shared driveway. R. Gibson stated he was correct and no longer a shared driveway as part of the plan. R. McLevy stated he believed the plan presented has less of a future impact on the wetlands, and the plan tonight is almost superior to the 2003 approved plan.

R. McLevy, made a motion, seconded by K. Gunn to approve application #IW-20-04 by XDP, LLC for a proposed driveway/wetland crossing for a single-family dwelling (Assessor's Map 04415, Block 008, Lot 0009) referenced by plans entitled "General Location Survey Presentation Drawing" Prepared for XDP, LLC, 201 Valley View Road, Sterling, Connecticut consisting of five (5) sheets dated 5/12/2020" - Revised dates of 10/1/2020 and 10/21/2020 Prepared By Killingly Engineering Associates with one (1) modification: 1) The buffer signs are to be posted at 50-foot intervals with wetland flags as shown on plan; flag 1 – flag 7, flag 155 – 160, flag B1-B7, and three (3) posted wetland buffer signs between wetland flag 121 – 124. All voted in favor of the motion.

G. Glaude asked for clarification on the intervals and where the signs are to be posted; on the wetlands line or within the upland review area; mounted on permanent stakes. Chairman Gibson stated clarification on installation can be coordinated with the town wetland agent J. Theroux.

New Business: None

Agents Reports: Wetland agent was not able to attend tonight's meeting.

1. Violations:
2. Other Issues: None
3. John Baldwin, III, 156 Valley View Road
4. Michael Larcher/Tina Rowe, 0 Sterling Road (Route 14)

Any Other Business to Come Before the Commission: None

Adjournment: B. Herman made a motion, seconded by K. Gunn to adjourn at 8:09 p.m. All voted in favor of the motion.

Attest: _____
Patricia Ball, Recording Secretary

Attest: _____
Richard McGarry, Secretary