



# Town of Sterling

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## **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 27, 2022 in Room #15 of the Sterling Town Hall, 1183 Plainfield Pike, Oneco, CT beginning at 6:00 p.m. to hear written and/or verbal comments on the following:

Inland Wetland & Watercourses Application #IW&WC-22-09 by Michael Larcher and Tina Rowe for property located at 0 Sterling Road (Map 03828, Block 024, Lot 0013) for the 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 11<sup>th</sup> day of October 2022 at Sterling Town Hall, 1183 Plainfield Pike, Oneco, CT.

SIW&WC  
Roger Gibson, Chairman  
Richard McGarry, Secretary

October 31, 2022

**Call to Order:** The Public Hearing for Application IW-22-09, 193 Sterling Road, Michael Larcher & Mrs. Tina Rowe was called to order at 6:06 PM by Chairman R. Gibson.

Other members present: J. Hawkins K. Gunn, B. Herman, B. McLevy and R. McGarry.

Members absent: J. Mossner.

Staff present: J. Theroux.

Others present: M. Larcher, T. Rowe, A. Vaughn, A. Malbaurn, and 1<sup>st</sup> Selectman L. Cooper.

Chairman R. Gibson read the notice of public hearing.

No written or verbal comments for or against the application were received from the general public.

R. McLevy briefly discussed the site and wetland issues associated with the prior owner of the property and had questions regarding the location of any wetlands not shown on the current site plan. Agent J.

Theroux explained that there were no other wetlands on the property within 100 feet of the proposed driveway and residence.

The public hearing was closed by Chairman R. Gibson at 6:11PM

### **Regularly Scheduled Meeting:**

**Call to Order:** The monthly meeting of the Sterling Inland Wetland and Watercourses Commission (IW&WC) was called to order at 6:12 p.m. by R. Gibson.

Other members present: J. Hawkins K. Gunn, B. Herman, B. McLevy, and R. McGarry.

Members absent: J. Mossner.

Staff present: J. Theroux.

Others present: M. Larcher, T. Rowe, A. Vaughn, A. Malbaurn, and 1<sup>st</sup> Selectman L. Cooper.

**Approval of Minutes:** R. McGarry made a motion to approve the monthly meeting minutes of 9/29/2022, seconded by B. Herman. Motion passed.

**Correspondence:** None

### **Unfinished Business:**

**IW-22-09: 193 Sterling Road. Michael Larcher & Tina Rowe - Construction of a Single-Family Residence and Driveway with Wetland/Stream Crossings:** The Commission had questions regarding the total area of wetland disturbance. Agent J. Theroux informed the Commission that the application stated 3,332 square feet of wetlands were going to be disturbed to construct the driveway.

It was noted that there was no signature on the plan from the soil scientist that delineated the wetlands, Agent J. Theroux explained that it could be a condition of approval.

The review letter from Towne Engineering was reviewed by the Commission, Agent J. Theroux stated that items #2, 6, 13, and 17 were relevant to the wetlands. B. McLevy noted that item #3 could be an erosion issue due to grading.

B. McLevy asked if the utilities were proposed to be underground, Agent J. Theroux reviewed the plan and stated that they were shown under the footprint of the driveway.

Chairman R. Gibson noted that item #17 stated that there is no topsoil stockpile shown on the plan, and other issues included: the construction entrance, and side slopes on the driveway being 2:1 vs. 3:1.

B. McLevy recommended that the applicants engineer revise the plan to address the issues brought up by Towne Engineering and the Commission.

Chairman R. Gibson stated that he had no issues with the overall plan.

Motion by B. McLevy to table the application until the next regularly scheduled meeting. Second by R. McGarry. Motion passed.

**IW-22-10: 627 Bailey Road: Adam Vaughn - Construction of a Single-Family Residence within the Upland Review Area.** Chairman R. Gibson stated he attended the site walk and observed that there was a good buffer between the proposed activities and the wetlands. The Commission had questions regarding the property lines on the plan due to it only showing the house site relative to the delineated wetlands. Agent J. Theroux explained that the proposed house and driveway locations were not located anywhere near the property boundaries.

Chairman R. Gibson noted that although silt fence was shown on the plan, it was not included in the legend, nor was the symbol for ledge.

Agent J. Theroux noted that the engineer did not sign the site plan.

B. McLevy noted that there should be a statement that there are no further wetlands within 100 feet of the wetlands.

Motion to approve the application by R. McGarry, Seconded by: K. Gunn, Motion passed

**New Business:** None.

**Agents Report:**

1. **Violations:** None

2. **Filmar Colato – 84 Sawmill Hill Road:** The gravel has been removed from the wetlands.

3. **Debbie Logan- 95 Old Cranston Road:** No revised site plan has been submitted.

**Any Other Business to Come Before the Commission:**

B. McLevy asked about the conservation easement signage. Agent J. Theroux explained that he investigated and is ready to order them. Their installation was also discussed.

**Adjournment:** R. McGarry made a motion, seconded by B. Herman to adjourn at 7:00 p.m. All voted in favor of the motion.

Attest: \_\_\_\_\_

J. Theroux, Acting Recording Secretary