

DRAFT

INLAND WETLANDS COMMISSION
Regular Meeting Minutes
September 12, 2012 ~ 7:00 p.m.
Town Hall Annex, 80 Doyle Road, Bantam, CT

Call to Order: Chairman Robert Blazek called the regular meeting to order at 7:00 p.m.

Members Present: Chairman Robert Blazek, Dr. Frank Schildgen, Jack Hamill, and Carol Williams
Also present were Inland Wetlands Agent Dennis Tobin, Ph.D, and Recording Secretary Ann Combs.
Members Absent: Barbara Brower, Frederick Minck, and alternate Abby Conroy

1. Public Comment: None

2. Appointment of Alternates: None present

PUBLIC HEARING

3. 6645 Federal Square Realty, LLC – Village Green Drive (WITHDRAWN) 9/12/12
Demolition of two existing buildings, (C&E) and construction of one new building and associated site improvements

Chairman Blazek stated there would be no continuation of the hearing, as the application had been withdrawn. He read the letter dated 8/17/12 from Thomas J. Donohue of Killeen & Donohue, Attorneys at Law, explaining the withdrawal so that the professionals could have time to re-engineer and re-design the plan.

Motion: Dr. Frank Schildgen moved to add to Receptions, “9a) Litchfield Hills Nursery – 393 Torrington Road – Remove and replace two greenhouses with one 75’X100’ rigid house.”

Second: Carol Williams

Vote: All voted aye and the motion carried.

APPLICATION CONSIDERATIONS

4. Dell’Aera – 11 Old Field Lane 9/12/12
Driveway and septic in review area

Steve Latour of Berkshire Engineering and Surveying said they have torn down the old house and would like to build a new one with a new septic that would be in the same area as the original septic approval, but partly in the regulated area. Silt fencing will be used and there will not be a paved driveway.

Motion: Carol Williams moved to approve the application of Dell’Aera, 11 Old Field Lane, for driveway and septic system design per map by Berkshire Engineering dated 7/19/12.

Second: Dr. Frank Schildgen

Vote: All voted aye and the motion carried.

5. Burgess – 48 Wilson Road 9/12/12
Install in-ground swimming pool

Gwen Burgess was present to describe the pool as 80' from the wetlands and built into a gentle slope. It will have a sand filter and 3-ft. decking around the pool. There will be a soil stabilization mat on the bank with riprap and plantings.

Motion: Jack Hamill moved to approve the application of Gwen Burgess, 48 Wilson Road, to install as per map 149/17/3 an in-ground swimming pool and stabilization mat, including grading and backfilling around the pool, using silt fence and straw bales for stabilization.

Second: Dr. Frank Schildgen

Vote: All voted aye and the motion carried.

APPLICATION RECEPTIONS

6. Dewey (Marrin) – 191 Fern Avenue

9/12/12

Three-lot subdivision without regulated activities

Ken Hrica, Licensed Land Surveyor, presented a map showing the three-lot subdivision, with all lots having frontage on Fern Avenue. Tree cutting is planned only for lot 3 to bring in the driveway. The property is relatively flat with grade sloping away from the road. There will be no activity in any of the regulated areas, but they need an Inland Wetlands report for P&Z because it is a subdivision.

7. Forman School – 12 Norfolk Road

9/12/12

Construct 8,825 sq. ft. building and rain garden with mitigation of a wetland disturbance

Attorney Robert D'Andrea of Stedronsky and D'Andrea was present, along with Matt Sanford, Professional Soil Scientist from Millone & MacBroom, and Thomas Shiel of Forman School. They presented an A-2.0 drawing of the proposed Forman School Science Center. A 2,000 sq. ft. wetland area will be filled in the construction area. In compensation, there will be 6,000 sq. ft. area of mitigation down near the river, for a 3:1 mitigation ratio. A rain garden will be constructed near the science building in three cells via piping with a level spreader. They agreed to put up \$3,000 for the application review by Sean Hayden, and if approved, another \$3,000.

8. Mists of Avalon – Old Mt. Tom Rd.

9/12/12

Construct driveway, culvert and utilities in regulated area

Ron Wolff, P.E., of Wolff Engineering in Woodbury, explained that this is Lot 15 in Section 3 of the Avalon Farms Subdivision. They want to use it for organic farming. The septic had not been approved and Torrington Area Health District said in a letter that more engineering was needed for Lot 15. Regulated activities include the driveway, culvert and utilities. Chairman Blazek read a letter opposing this application from neighbors Harold and Jane Goldban of 235 Old Mt. Tom Road. They are asking for denial since this lot was not approved in 1977. Mr. Blazek will ask for an opinion from the Commission's attorney and asked the applicant for a \$2,000 fee to cover it.

9. Masopust (Hill Holdings) – 815 Bantam Road

9/12/12

Construct water quality basin and portion of parking in upland review area for proposed greenhouse

Dennis McMorrow was present representing Daniel Masopust, who owns Greenbriar Nursery in Morris, and would like to buy this property for retail plant sales. He wants to build a 24'X100" greenhouse on a one-acre parcel that is 100' away from the regulated area. He plans a riprap channel in the rear slope, with runoff going to a riprap pool and filtering out to adjacent property and finally into the Bantam River.

The bottom of the water quality basin will be mulch. All plants to be sold will be grown in Morris and transported to Bantam for sale. They will be using public water and will not be operating in the winter months. He agreed to pay \$2,000 for Sean Hayden's services to review.

9a) Litchfield Hills Nursery – 393 Torrington Road

9/12/12

Remove and replace two greenhouses with one 75'X100' rigid house

John T. and John B. Acerbi were represented by David R. Wilson, P.E., who explained the proposed removal of two hoop houses, replacing them with the rigid house with roof drains. Regarding the thermal component of the runoff, they will capture the water under the floor and bleed it back through an 8" PVC pipe to the irrigation pond in the rear. This polycarbonate house is in three 25-ft. sections with four gutter outlets. They are increasing the impervious roof area by 50%, but are also increasing the runoff spread.

AFTER-THE-FACT APPLICATION

10. Forman School – 12 Norfolk Road

9/12/12

After-the-fact application for 10'X10' shed and clear cutting of trees

Matt Sanford explained the shed was erected within 150 ft. of the regulated area and trees were cut for safety in the existing ropes course. They will restore adjacent areas to the course. Wood chips will be put down to prevent erosion and provide a surface for the ropes course. They will also plant large trees to restore the overstory canopy. When this came to their attention, Mr. D'Andrea said they went through the process to make sure everything is done right and that this does not happen again. Dr. Tobin found two more sheds that are planned that will be addressed at next month's meeting. They will return next month.

11. Approval of Minutes of August 8, 2012

Motion: Dr. Frank Schildgen moved to approve the minutes of 8/8/12.

Second: Carol Williams

Vote: Upon voting, all voted aye and the motion carried.

12. Correspondence

- Letter from Ken Hrica to Dennis Tobin regarding Greenbriar Estates 3 & 4, proposing a 23-lot conservation subdivision

13. Adjournment

Motion: Dr. Frank Schildgen moved to adjourn at 8:44 p.m.

Second: Jack Hamill

Vote: All voted aye and the motion carried.

Respectfully submitted,



Ann D. Combs, Recording Secretary