

**MINUTES OF THE REGULAR IWWC MEETING via ZOOM  
JUNE 2, 2020**

**Present:** Chairman Samantha Marone, Dwayne Xenelis, Karl Gelotte, Mike Engels, Vincent Neri and IWW Enforcement Officer Heidi Wallace.

**1. CALL TO ORDER:**

The meeting was called to order at 7:00 p.m. by Chairman Samantha Marone.

**2. PUBLIC COMMENT PERIOD:** None.

**4. NEW BUSINESS:**

**1. 867 West Pond Meadow Road, Assessor ID Map 114, Lot 010 – application for an above ground pool in upland review area:**

Applicant Jodi Ouellette was present and stated they are proposing to install a 16' x 28' above ground pool and a few extra feet for leveling purposes. All chemicals will be stored under their deck or in the garage. Any draining of the pool would go to the opposite side of the wetland area. They will be installing a new type of filter that won't use a lot of chemicals. A bob cat will be used to level the area.

Upon a motion by Dwayne Xenelis, seconded by Mike Engels, it was:

**VOTED:** Unanimously to have the application for 867 West Pond Meadow Road handled administratively by the IWW Enforcement Officer.

**2. 376 & 380 Horse Hill Road, Assessor ID Map 155, Lot 2 & 4 – application for the construction of a common driveway to access buildable areas of possible future lots 1 & 2:**

Engineer Joe Wren was present as well as Applicant John McCall. Mr. Wren stated that this same application was presented and approved 12 years ago with stipulations. That approval has expired. The new application has not changed with the exception that they included all the stipulations from the last application and any changes needed to meet current regulations and standards. This property is a 12 acre parcel and was divided into 2 lots with a free split. They needed and obtained approval from the Army Corp of Engineers because there are vernal pools located on the property. The proposed driveway in at least 50' away from the closest wetland.

Upon a motion by Dwayne Xenelis, seconded by Vincent Neri, it was:

**VOTED:** Unanimously to accept the application for 376 & 380 Horse Hill Road and that an engineering review is not necessary because it was reviewed with the original application.

**3. OLD BUSINESS:**

**1. Hunters Ridge Drive, Assessor ID Map 162, Lot 13 – single family residence, garage and septic in upland review area:**

Applicant Greg Young was present and stated that they have submitted a new site plan which proposes the house as 10' longer than the original plan. The storm water drain that created the man-made wetland will remain as is because after discussions with ZEO Eric Knapp, keeping the area the way it is, will help absorb water. They feel it is best to leave it as it is. They are proposing a single family 3-bedroom residential dwelling.

Upon a motion by Mike Engels, seconded by Dwayne Xenelis, it was:

**VOTED:** Unanimously to approve the application for Hunters Ridge Drive, as submitted.

## **REGULAR BUSINESS:**

**E. Commission Member Reports:** None.

**F. Bills:**

Upon a motion by Mike Engels, seconded by Karl Gelotte, it was:

**VOTED:** Unanimously to approve payment of the following bills:

Hartford Courant - \$113.82

WB Mason - \$60.79

Katie Kelemen - \$94.75 (Secretarial duties for March)

**G. Correspondence:** Copy of the most recent Zoning Commission Meeting Minutes.

**A. Minutes of the Previous Meetings: Regular Meeting 03/03/2020:**

Upon a motion by Mike Engels, seconded by Karl Gelotte, it was:

**VOTED:** Unanimously to approve the minutes of the 03/03/2020 Regular meeting as amended.

**B. Chairman's Comments:** None.

## **PUBLIC HEARING:**

- 1. Kirtland Street, 26 & 32 Kirtland Street, 1572 and 1594A Boston Post Road, Assessor ID Map/Lots 177/122, 181/001, 181/002, 181/003, 181/006, 181/003 – construction of multi-family units, construction of an access drive, parking and walkways, drainage system including piping, outlets and a retention basin, construction of a fitness trail, importing of soils materials to raise surface soils elevations to finish grades:**

Engineer Tom Fenton, Soil Scientist Robert Russo, Landscape Engineer Whitney Talcott and Applicant Claudio Marasco were present. All received correspondence was entered into the record. It was stated that this parcel is 8.7 acres on the north side of Boston Post Road. The entrance will be from Kirtland Street. There are wetlands on the northeastern side of the property. There will be no filling or clearing of wetlands. The applicant referred to revised plans dated 6/1/2020, but all Commission Members had plans dated 5/4/2020. Mr. Fenton stated that all the revisions that were made on the plans was to meet the recommendations made by the Town Engineer. The property will be serviced by public water. There will be no run-off from the site in any direction. They have proposed rain gardens and storm water basins. They have redirected the roof drains and added a grid system to the proposed trails. Pipe sections will be installed under the trail and they will redirect the run-off to the grassy areas. The proposed swale system will keep water away from the septic systems. The drainage system and basin configurations have been slightly edited. The site grade has be raised to approximately 6". The fitness trail has been slightly shifted. Notes were added in response to the review by the Town Engineer.

At this time, the floor was opened to the public to speak for or against the application or to ask questions. The following members of the public spoke:

1. Sidney Holbrook stated that he has worked with the applicant for many years on other projects they have done and they have always addressed any environmental issues. This project will be good for the town and he is in favor of approving the application.

Soil Scientist Robert Russo went over all the proposed plantings. Commission Member Dwayne Xenelis recommended waiting on planting the basins until it's sure that the basins drain properly. Mr. Russo agreed with this recommendation.

Upon a motion by Karl Gelotte, seconded by Mike Engels, it was:

**VOTED:** Unanimously to close the Public Hearing for the application at 26 & 32 Kirtland Street and 1572 and 1594A Boston Post Road.

### **3. OLD BUSINESS:**

2. **Kirtland Street, 26 & 32 Kirtland Street, 1572 and 1594A Boston Post Road, Assessor ID Map/Lots 177/122, 181/001, 181/002, 181/003, 181/006, 181/003 – construction of multi-family units, construction of an access drive, parking and walkways, drainage system including piping, outlets and a retention basin, construction of a fitness trail, importing of soils materials to raise surface soils elevations to finish grades:**

Upon a motion by Vincent Neri, seconded by Mike Engels, it was:

**VOTED:** Unanimously to approve the application for 26 & 32 Kirtland Street and 1572 and 1594A Boston Post Road After duly considering all relevant factors. The Commission makes the finding that the proposal is the most feasible and prudent alternative and that the applicant has proposed all reasonable measures to minimize impacts to the wetlands. The approval is with the following stipulations:

1. All stockpile areas shall be located only where they are shown on the plans. If additional stockpile areas are needed, the location shall be approved by the IWWC prior to use.
2. Erosion controls shall be routinely inspected as per the site plans (weekly and after rain events). Inspection forms shall be completed for each routine inspection. Inspection forms shall briefly describe the status of existing erosion controls, any erosion control concerns or problem areas along with recommended corrective measures, and note if past recommended corrective measures have been satisfactorily completed. The inspection forms shall be submitted to the IWWC within three days of the associated site visit.
3. If the routine erosion control inspections are not completed, the IWWC staff may inspect the site for which the IWWC will charge the applicant.
4. Prior to the start of site work, a bond or other surety shall be posted with the Town for the amount of \$15,000.00 to cover the costs associated with installation and maintenance of the erosion controls, and the routine inspections and final landscaping approval.
5. Any change with the location of the erosion controls closer to wetlands on site shall be approved by the IWWC prior to installation.
6. The contractor shall maintain 200 linear feet (lf) minimum of silt fencing and 100 linear feet (lf) minimum of hay bales (or erosion control sock) for emergency repairs and sixteen yards of ¾" stone will be stored on site for emergency control measures. Also keep 100 linear feet (lf) of absorbent boom on hand for emergencies.
7. The Applicant shall allow the IWWC, its staff, or its consultant access to the site to ensure compliance with the IWWC permit, site plans, and reports.
8. Evidence of CT DEEP general storm water permit application shall be provided prior to approval by the Zoning Commission.
9. Site contractor will be afforded flexibility for erosion control implementation measures only based on approval from the Town.
10. A plan shall be submitted for temporary stabilization of disturbed areas that

are not under active construction.

11. All herbaceous plants and shrubs to be planted within the basin shall be facultative or upland facultative species. (Final determination of species will be based on the monitoring of basin drainage during construction.)

**REGULAR BUSINESS:**

3. **Staff Report:** Distributed and discussed.

**Adjournment**

Upon a motion by Mike Engels, seconded by Dwayne Xenelis, it was:

**VOTED:** Unanimously to adjourn at 8:26 p.m.

Respectfully submitted:

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Kathleen H. Kelemen, Secretary

As transcribed from a recording of the meeting.