

**MINUTES OF THE REGULAR IWWC MEETING
OCTOBER 1, 2019**

Present: Chairman Samantha Marone, Vice Chairman David Stein, Dwayne Xenelis, Karl Gelotte, Mike Engels, Alternate Vincent Neri and IWW Enforcement Officer Heidi Wallace.
Also Present: Commission Attorney John Casey.

1. CALL TO ORDER:

The meeting was called to order at 7:01 p.m. by Chairman Samantha Marone.

2. PUBLIC COMMENT PERIOD:

None.

3. OLD BUSINESS:

1. 43 Chapman Beach Road, Assessor ID Map 180, Lot112 – Post facto application for wetland fill and 150 sf pre-fabricated roll-off shed/gazebo on 4” of ¾” crushed stone in wetland:

Applicant Damian Ranelli was present and stated that he put the shed/gazebo in that location a few years ago. The area it’s in is his lawn and has been for years. They use it for recreational use only. David Stein stated that in the future, Mr. Ranelli must file an application prior to any work being done because of all the wetlands on his property.

Upon a motion by David Stein, seconded by Mike Engels, it was:

VOTED: Unanimously to approve the shed/gazebo where it is currently placed.

2. Manual cleanup of stream running from 125 Waldron Drive, across Waldron Drive and Chapman Beach Road to the northeast into the tidal wetlands:

Attorney Ed Cassella and applicant Scott Desmond were present and stated that they want to manually clean up the stream to allow the water to flow better. Mr. Desmond stated that he spoke with DPW Foreman John Riggio and DPW will supply a container to put all the debris in. It was recommended to do the clean up when some of the vegetation has died off. All work will be done by hand.

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

VOTED: Unanimously to approve the application as submitted.

4. NEW BUSINESS:

1. 199 Stevenstown Road, Deep River, CT – Scott Papoosha – 8-7d(f) referral for activity within the wetlands and the regulated upland review area in Deep River:

Attorney Sylvia Rutkowska was present representing applicant Scott Papoosha. The application is for Deep River, but is within 500’ of the Town of Westbrook. It was stated that all proposed activity is in the review area for remediation to remove stockpiling and return the area back to its original form. Soil Scientist Richard Snarski flagged the property and recommended berms. There is a saw cutting mill on the property and they are proposing to remove the generator located in the area, but leave the concrete pad that it sits on.

It was stated that the Commission has no concerns regarding this application for Deep River.

PUBLIC HEARING (7:15 p.m.):

1. 1660 Boston Post Road, Assessor ID Map 181, Lot 019 – application to remove existing foundation and construct a new 4467 sf building with 5 contractor garage bays and two 1-bedroom residential apartments in wetland:

Engineer Stu Fairbank was present representing applicant Lyman Development Corp. He submitted proof of the public mailings for the record. Mr. Fairbank stated that they have received approval from the State for the septic system. There are wetlands on the property and aerial views show disturbance on the site back to the 1930's. The concrete foundation is still on the property from the old art gallery. Soil Scientist Richard Snarski reviewed the site and he stated that there is disturbance all around the current foundation and there is an old stockpile that goes right down to the edge of the pond. Mr. Snarski recommended removing the debris, but not to put any new plantings in. The applicant has submitted revised drawings dated 10/1/19 following recommendations and concern submitted by the Commission Engineer Thomas Fenton. The old building was 4600/4700 sf and they are proposing the new building to be 4600 sf. The curb cut will remain as it already exists and there will be parking in the back for 5 commercial garage bays and their employees. Only one garage bay will have running water and a bathroom. They are proposing a gravel driveway with the exception of one concrete handicap parking spot. They have pulled all the activity of this proposal as far away from the pond as possible. They have pushed it 40' from the pond and they are proposing gabion retaining walls. The roof water will go to an infiltration bed which has been approved by the State Health Department. The previous use of the property had .54 acres of disturbed area. The new proposal is .63 acres of disturbed area. The property is 100% wet, but was dryer years ago.

The following correspondence was submitted and read into the record:

- a. Document dated 9/27/19 from the State of Connecticut Department of Public Health Department stating approval of the subsurface sewage disposal with comments and conditions.
- b. Letter dated 9/25/19 from Soil Scientist Richard Snarski.
- c. Review letter dated 9/17/19 from Commission Engineer Thomas Fenton with comments regarding the application.
- d. Letter dated 9/23/19 from the Westbrook Conservation Commission with their concerns regarding the application.

Mr. Fairbank went over all alternatives considered compared to what they are proposing and all information can be found in the letter dated 7/31/19 which is included with the application. The applicant tried to obtain easements from adjoining properties, but were not able to. Heidi Wallace asked about what size and kind of trucks would be in the bays. She is concerned about the trucks bringing silt and other things from other work sites. Mr. Fairbank stated that the bays are not big enough for the large trucks, they would be smaller trucks. Attorney John Casey stated that he would like to see a less intensive use for the property. Mr. Fairbank stated that the proposal will decrease the amount of run-off from the property. Dwayne Xenelis asked if there will be any repair work done inside the bays. Mr. Fairbank stated that no there will not be, the bays will be used for storage only of the vehicles. Filter fabric will be used on top of the stone to prevent it from gathering solids. It was stated that the revised plans submitted tonight will have to be reviewed by Engineer Tom Fenton. Dwayne Xenelis stated that a de-watering plan also needs to be provided. The minimal amount of fill needed is 2300 cubic yards. They will be re-using some of the topsoil on site.

At this time, the floor was opened to the Public to speak for or against the application or to ask questions. There were members of the Public whom wished to speak.

Upon a motion by David Stein, seconded by Mike Engels, it was:

VOTED: Unanimously to continue the Public Hearing for 1660 Boston Post Road until December 6, 2019 at 7:15 p.m. in the Multi-Media Room at the Mulvey Municipal Center.

Attorney John Casey left the meeting at 8:16 p.m.

4. NEW BUSINESS:

2. 249 Old Kelsey Point Road, Assessor ID Map 193, Lot 066 – 2 story building addition in the upland review area:

Engineer Joe Wren was present representing the applicant. Mr. Wren stated that the applicant will be going before the ZBA to obtain a variance for setback regulations. They are proposing to raise the current building and add 2 additions which include decks and a 2nd story overhang. The wetlands are 46' from the building. They are proposing silt fencing and it was stated that there will be very little disturbance. A storm water infiltration system is proposed with galleries in the front yard to collect all the roof drainage. It was stated that the Health Department is still reviewing. They will be using the existing septic system, piping, tank and 2 leaching rows. Upon a motion by Dwayne Xenelis, seconded by Mike Engels, it was:

VOTED: Unanimously to accept the application for 249 Old Kelsey Point Road.

REGULAR BUSINESS:

A. Minutes of the Previous Meetings: Regular Meeting 9/3/19:

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

VOTED: Unanimously to approve the minutes of the Regular Meeting of 9/3/19, as distributed.

B. Chairman's Comments: None.

C. Correspondence:

1. Copy of application for CACIWC Annual Meeting on 11/23/19.

D. Staff Report: Distributed and discussed.

E. Commission Member Reports:

Dwayne Xenelis gave an update on the Lynne Road Bridge.

F. Bills:

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

VOTED: Unanimously to approve payments of \$78.84 to Katie Kelemen for Secretarial duties, \$39.50 to Hartford Courant for legal notice, \$65.00 to CACIWC for Annual Meeting and \$50.00 to CAZEO for annual membership.

G. Meeting Schedule 2020-2021:

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

VOTED: Unanimously to approve the meeting schedule for 2020-2021, as distributed.

Adjournment

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

VOTED: Unanimously to adjourn at 8:35 p.m.

Respectfully submitted:

Kathleen H. Kelemen, Secretary