

SPECIAL MEETING MINUTES

May 28, 2020

3:00 PM

Zoom Remote Access Only

Members Present: Tali Maidelis, Richard Muckle, Geneva Renegar and Michael Stankov (2 Vacancies)
Members Absent: Dave Lersch
Alternates Present: Julie Wainscott (1 Vacancy)
Alternates Absent: Wade Thomas
Staff Present: Maureen FitzGerald, Environmental Planner
Abby Piersall, Planning Director
Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

R. Muckle called the meeting to order at 3:00 p.m. Julie Wainscott was seated for a vacancy.

2. APPROVAL of the April 23, 2020 Meeting Minutes

Motion: Motion made by T. Maidelis, second by G. Renegar to approve the April 23, 2020 meeting minutes.

Vote: 5-0

3. APPLICATION REVIEW

C-20-07 35 Pepperbox Road – Garage – Rich Gonyo – Owner & Applicant

Richard Gonyo and Cathy Newlin were available for the application. Staff presented the application to build a 30 x 15 detached garage adjacent to the existing garage and partially in a designated non-encroachment area. Commission members questioned the slope of the garage floor and the proximity to the boulders.

C. Newlin described the lot restrictions due to the septic system, wetlands and ledge. R Gonyo replied the garage floor will be level and the structure will be a couple of feet off the existing row of boulders. The garage will be on a concrete pad.

The Commission accepted the application as complete.

C-20-08 15 Leary Drive – In-Ground Pool – Kimberly Devlin/Robert Brule – Owner & Applicant

Staff reviewed the application with the Commission, noting the lot is part of an approved subdivision with wetlands at the rear of the house. A non-encroachment line was established as part of the lot development approval and occurs close to the back of the house. The proposal to install an in-ground pool includes permanent wetland disturbance to install the pool and temporary wetland disturbance to access the area behind the house. As part of the application, the applicants are requesting to remove a number of dead trees located in the wetlands behind the house and have submitted photographs to illustrate. The applicants asked if the tree removal can go forward independent of the pool application.

Commissioners discussed whether the tree removal should be a separate application from the pool installation. Commissioners noted the tree removal will involve activity in wetlands, which requires a permit and the trees are located in the area of the proposed disturbance for the pool. The Commissioners determined the tree removal should be part of the pool application.

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TOWN CLERK

The Commission accepted the application as complete.

C-20-09 446 Boston Post Road – Redevelopment of Existing Filling Station – PMG Coop, LLC, Applicant, Petroleum Marketing Group, LLC, Owner, David T. Faist, Agent

David Faist presented the application. He reviewed the existing site drainage to the on-site wetland area and proposed site conditions and stormwater treatment. The proposed site drainage will include Hydroworks water quality units and a 3,000 gallon oil/water separator. A portion of the run-off is directed to a dry well system. No increase in run-off to the onsite wetland is proposed. Mr. Faist explained that the applicant proposes to remove accumulated debris from the on-site wetland and install supplemental plantings that will require minimal activity in wetlands.

Commissioners questioned if soil contamination is a concern. Mr. Faist noted the owner had an environmental review conducted and test pits were performed. Commission members questioned the increase in impervious area and proximity of the activity to the wetlands. Mr. Faist responded the increase is 7,667 square feet and the limit of disturbance is adjacent to the on-site wetland boundary.

Mr. Faist noted the wetland scientist report will be forwarded for the application record.

The Commission accepted the application as complete.

C-20-10 22 Old Norwich Road – Residential Subdivision – Connecticut College Owner & Applicant, Boundaries, Agent

Staff noted this application is submitted for referral to the Commission as part of a proposed subdivision application to the Planning & Zoning Commission. The application requests the Commission forward a finding to P&Z that the proposed subdivision is not likely to negatively affect wetlands or watercourses. Staff explained that the two proposed lots are largely within the upland review area of wetlands and their development involves regulated wetland activity that requires an inland wetland permit. An inland wetland permit application and application fee were submitted.

The Commission accepted the application for regulated wetland activity.

4. PAYMENT OF BILLS

Motion: Motion by M. Stankov, second by T. Maidelis to pay the bill from The Day \$72.85

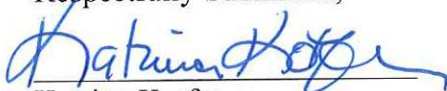
Vote: 5-0

7. ADJOURNMENT

Motion: Motion made by M. Stankov, second by T. Maidelis, to adjourn at 3:35 p.m.

Vote: 5-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary