



**INLAND WETLANDS COMMISSION
BETHEL MUNICIPAL CENTER
1 SCHOOL STREET, BETHEL,
CONNECTICUT 06801 (203)794-8578**

**INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 28, 2015
BETHEL MUNICIPAL CENTER - 7:00 P.M.
DENIS J. RIORDAN MEETING ROOM D**

RECEIVED

2015 SEP 30 A 9 09

TOWN OF BETHEL
TOWN CLERK

COMMISSION MEMBERS PRESENT: Chairman D. Goodrich, P. Perrefort, L. David, J. L'hernault, L. Ferguson, P. Samardak and B. Cavagna, Inland Wetlands Agent.

ABSENT: K. Stevens

Chairman D. Goodrich called the meeting to order at 7:02 p.m.

BUSINESS MEETING:

MINUTES:

Motion by D. Goodrich, seconded by J. L'hernault, to approve the minutes from July 13, 2015. Vote, All in Favor, motion passed unanimously. L. David, L. Ferguson and P. Samardak abstained.

INVOICES:

Motion by D. Goodrich, seconded by J. L'hernault, to approve payment of the News Times invoice for legal notice in the amount of \$91.88. Vote, All in Favor, motion passed unanimously.

WORK SESSION:

BRESCIA / NOTICE OF VIOLATION / 4 WESTVIEW DRIVE

Mr. Brescia stated he was unable to file a permit prior to construction of the Butler building due to time constraints. The Commission issued a letter requesting an updated survey be submitted. Mr. Brescia submitted an older survey that he had updated. The Commission informed him of the need for a licensed Surveyor to provide a survey of the property including location of the Butler building to wetlands and state the buildings purpose. Mr. Brescia

stated he would be able to provide updated survey for the next meeting in October. Mr. Brescia inquired about enclosing the stream and was given direction on how to proceed in that direction should he choose to do so.

NEW BUSINESS:

STECK / 131 PUTNAM PARK ROAD / RESUBDIVISION / REGULATED ACTIVITY

Charlie Steck's representative, Michael Mazzucco, Engineer, informed the Commission of a proposed re-subdivision of an 8.878 acre parcel into 2 lots. Lot 3RR consists of 6.723 acres with an existing single family dwelling and lot 4, a 2.155 acre parcel is proposed to be developed. A soils report has been submitted. There is no direct impact on wetlands or watercourses. The Commission determined a public hearing will not be required.

DELUCA / 24 ROCKWELL ROAD / HOUSE REBUILD / REGULATED ACTIVITY

Mr. Kornhas, from Artel Engineering, informed the Commission of the project with consists of a demolition of a single family home on .85 acres and construction of a new single family, 3 bedroom, home. Wetlands were identified by JMM Wetland Consulting and a written report was submitted, dated 6/19/15. Chairman Goodrich an orange construction fence be added to the plans. The Commission determined permitting could be handled administratively, due to the fact that this is an existing property and use associated with it.

Agent Cavagna requested adding 27 Turkey Plain and 49 Taylor Avenue to the agenda under new business.

Motion by D. Goodrich, seconded by L. David, to add 27 Turkey Plain and 49 Taylor Avenue to the agenda under new business. Vote, All in Favor, motion passed unanimously.

27 TURKEY PLAIN / NEW CONSTRUCTION SINGLE FAMILY

Mr. Heitschew discussed a proposed new construction single family. Agent Cavagna informed the Commission of a 100' regulated area along the back of the property 115' from the back of the proposed house. Chairman Goodrich requested the removal of the pool from the plan if not constructing. A soil report has been submitted. Applicant to return next month with finalized plans.

Motion by Chairman Goodrich, seconded by P. Perrefort, to accept the application for new construction at 27 Turkey Plain, with pool removal. Vote, All in Favor, motion passed unanimously.

49 TAYLOR AVENUE / 8 UNIT AFFORDABLE HOUSING

B. Cavagna reported she has received an Inland Wetlands application for 8 units of affordable housing at 49 Taylor Avenue. A soil report has not been received at this time. Agent Cavagna will request applicant have a Soil Scientist verify that no wetlands exist on the property.

CORRESPONDENCE:

GREENE / 232 OLD HAWLEYVILLE ROAD / EXTENSION

Applicant is requesting a ten year extension on a previous subdivision approval.

Motion by J. L'hernault, seconded by P. Samardak, to grant an extension under Public Act 12-151 for ten years from the date of issuance or September 10th, 2017 and includes all the stipulations of the original approval. Vote, All in Favor, motion passed unanimously

BOND RELEASE:

Toll Brothers requested a bond release for Bethel Meadows located on Reservoir Street. Agent Cavagna reported the bond release was on hold until mitigation of phragmites was contained.

Motion by Chairman Goodrich, seconded by P. Samardak, to release the Toll Brothers bond in the amount of \$25,000. Vote, All in Favor, motion passed unanimously.

INLAND WETLANDS REPORT:

Agent Cavagna reported next month she will be in receipt of an application from the Redding Land Trust for a 10 parking space gravel parking lot off of Putnam Park Road for access to a newly acquired property in the land trust. The Commission approved Agent Cavagna to work with the Redding Land Trust to complete the project with wetland monitoring.

PUBLIC COMMENTS: None

D. Goodrich made a motion to adjourn at 8:05 p.m., seconded by L. David. Vote, All in Favor, motion passed unanimously.

Respectfully submitted,



Kathy Galbis
Recording Secretary