



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

**INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
June 27, 2016
Bethel Municipal Center - 7:00 p.m.
Denis J. Riordan Meeting Room D**

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

ABSENT: C. Nazro

Chairman Goodrich called the meeting to order at 7:05 p.m.

BUSINESS MEETING:

MINUTES:

Motion by P. Samardak, seconded by K. Stevens, to approve the minutes from the regular meeting of May 23, 2016, as submitted. Vote, All in Favor, motion passed.

Motion by P. Samardak, seconded by L. David, to approve the minutes from the special meeting of June 13, 2016, as submitted. Vote, All in Favor, motion passed. D. Goodrich abstained.

OLD BUSINESS:

Dr. James Hatt / Long Meadow Lane / 3 Lots – Review of Activity in Upland Area

Attorney Peter Olson spoke on behalf of Dr. James Hatt who handles the property owned by Jeffrey Pascal on Long Meadow Lane, along with Cynthia Rabinowitz, Soil Scientist, and Michael Mazzucco, P.E.

Ms. Rabinowitz read a report from Matthew Popp, Wetland Scientist – Environmental Land Solutions, dated March 26, 2006, regarding vernal pool determination of the Hatt property. It was determined the property does not support a vernal pool.

Mr. Mazzucco discussed the lot line revisions, topography and storm water management.

RECEIVED

2016 JUN 28 P 2: 56

TOWN OF BETHEL
TOWN CLERK

Motion by D. Goodrich, seconded by K. Stevens, to approve to permit regulated activity in all 3 Long Meadow Lane lots with standard conditions with the addition of orange fencing at two wetland sites. Vote, All in Favor, motion passed.

NEW BUSINESS:

John Soboleski / 25 Codfish Hill Road Ext. / Septic Repair

Ralph Gallagher, P.E., representing the applicant for 25 Codfish Hill Road Extension, gave an overview of the current conditions at the site and the proposed septic repair.

Motion by D. Goodrich, seconded by P. Perrefort, to accept the application for 25 Codfish Hill Road Extension, as submitted. Vote, All in Favor, motion passed.

Motion by D. Goodrich, seconded by P. Perrefort, to approve the septic repair for 25 Codfish Hill Road Extension, subject to approval from the Health Department and with the property owner accepting the risk of the possibility of an appeal of the decision for emergency repair. Vote, All in Favor, motion passed.

Nemco Limited Partnership / 122-124 Putnam Park Road / Commercial Core Activity / Site Plan

Attorney Peter Olson spoke on behalf of Nemco Limited Partnership. The site is currently a gas station and will remain one.

Motion by D. Goodrich, seconded by P. Samardak, to schedule a Public Hearing for Monday, July 25th, 2016. Vote, All in Favor, motion passed.

Motion by D. Goodrich, seconded by K. Stevens, to accept the application for 122-124 Putnam Park Road, as submitted. Vote, All in Favor, motion passed.

INLAND WETLANDS REPORT: Agent Cavagna reported the following:

Motion by D. Goodrich, seconded by P. Samardak, to schedule a Public Hearing for Monday, September 26, 2016. Vote, All in Favor, motion passed.

CORRESPONDENCE: None

PUBLIC COMMENTS: None

D. Goodrich made a motion to adjourn at 7:55 p.m., seconded by P. Perrefort. Vote, All in Favor, motion passed unanimously.

Respectfully submitted,



Kathy Galbis
Recording Secretary



INLAND-WETLANDS COMMISSION
Bethel Municipal Center
1 School Street, Bethel, Connecticut
06801 (203) 794-8578

March 27, 2006

Dr. James Hatt
% James Palmer
52 Turkey Plain Road
Bethel, Ct 06801

RE: Hatt – Briarcliff Road

Dear Dr. Hatt,

At the March 27, 2006 meeting of the Inland Wetlands Commission of the Town of Bethel it was unanimously resolved to **APPROVE WITH STIPULATIONS** a 3 lot Subdivision of property located at Long Meadow Lane and Briar Cliff Manor as shown on a map prepared for "Dr. James Hatt" dated 12/6/05 last revised 3/13/06 prepared by James R. Palmer, P.E , with the following stipulations:

Prior to the initiation of any construction on the site, all erosion control measures shall be installed according to notes on the drawings, and in conformance with the 2002 CT Guidelines for Soil Erosion and Sediment Control. E&S measures shall be maintained throughout the construction process and until the site is fully stabilized. The Commission and/or its designated agent may require additional E&S measures as needed throughout the construction.

Erosion and sedimentation control measures shall be maintained and fully functional throughout the construction process and until the site is fully stabilized. The IWC and/or its designated agent(s) reserve the right to require additional erosion and sedimentation control measures as necessary.

Any significant change in these plans shall be submitted to the Inland Wetland Commission for further review, modification or revision, of permits as necessary.

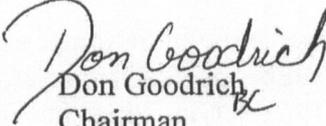
Final as-builts for construction shall be submitted to the Department for the record. Motion passed unanimously.

It is the opinion of this Commission that the applicant has taken precautions to limit activity adjacent to the wetlands, provided measures for storm water control and has realized the value of leaving the majority of the property in its natural state using sound planning principles.

In granting this approval, the Inland Wetlands Commission acknowledges that the permit is issued in accordance with the Bethel Inland Wetlands and Watercourses Regulations, and the application was considered under the standards and criteria for decision in Sec. 115-22. The permit is subject to all applicable sections of enforcement within the regulation (Note Section 115-28 A, B, C1, C2, and C3). The permit is also subject to compliance by the applicant with all other regulations, codes, ordinances and requirements of the Town of Bethel, Connecticut, necessary to undertake the proposed activity.

This approval becomes effective 15 days after the publication in the Bethel Beacon. I have attached a copy of the legal notice for your records.

Very Truly yours,


Don Goodrich
Chairman

INLAND WETLANDS COMMISSION
Bethel Municipal Center, 1 School Street
Bethel, Connecticut 06801 (203) 794-8519

MEMORANDUM

June 27th 2016

To: Inland Wetlands Commission Members

From: Beth Cavagna, Inland Wetlands Agent

Re: Staff Report
Inland Wetlands Commission Meeting of June 27th 2016

Hatt Long Meadow Lane/ Briarcliff Manor – Upland Area Review

The Commission requested time to make individual observations of the small wetland pocket located on the property.

In March of 2006 The Commission reviewed and approved an application for a regulated activity on this site under similar circumstances. As part of the previous application an environmental assessment of the wetland area was conducted to determine if the wetland contained attributes found in Vernal Pools.

Please see the attached Vernal Pool Determination Study prepared by Environmental Land Solutions LLC, dated March 26, 2006 by Mathew Popp Wetland Scientist that was conducted March 9th 2006. Staff feels that this should answer concerns about vernal pool activity and proposed activity in the upland area.



Slayback & Popp Associates
Environmental Land Solutions, LLC
 Environmental Analysis, Landscape Architecture & Planning

March 26, 2006

James Palmer, P.E.
 52 Turkey Plain Road
 Bethel, CT 06801

Re: Vernal Pool Determination Study, Hatt Property, Briar Cliff Manor, Bethel, CT

Dear Mr. Palmer:

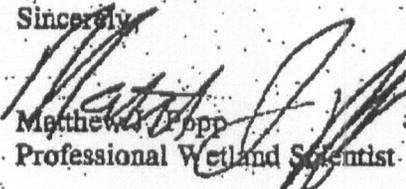
I visited the referenced site with you today to determine if the wetland depression, bound by wetland flags #1 through #6 as shown on the plan entitled "Site Development Plan", prepared by James Palmer, P.E., dated March 9, 2006, would meet the State of Connecticut Department of Environmental Protection (DEP) draft definition of a vernal pool that states the following:

vernal pool "means a seasonal or permanent watercourse in a defined depression or basin, which lacks a fish population and in most years supports breeding and development of amphibians or invertebrates species recognized as obligate to such watercourses."

The subject small (700 ± square foot) wetland lies in a 36-42" deep depression which appears to pond surface water for short periods. Vernal pools are generally full with water at this time of the year and are typically dry during the summer and fall months. At the time of today's site visit, the wetland did not contain any standing water and the underlying topsoil layer appeared dry. Although the wetland does contain two indirect indicators (unvegetated low-lying areas and discolored water-stained leaf litter) that suggest that water ponds within this area, "strong indicators that show a higher probability for the existence of a vernal pool that holds water for a long enough period to support breeding by obligate species" (such as distinct waterlines on the base of tree trunks, dense wetland plant growth, algal strands and evidence of aquatic insects) are absent.

While at the site, I also checked the surrounding upland areas for the presence of obligate vernal pool wildlife species (i.e.; spotted salamanders) by overturning logs and leaf litter. No vernal pool species were found. Based on these observations, I have determined that the subject Briar Cliff Manor wetland does not contain a sufficient period of ponding to support breeding vernal pool wildlife species and therefore would not meet the DEP vernal pool definition. Please call me if you have any questions.

Sincerely,


 Matthew J. Popp
 Professional Wetland Scientist

briar cliff manor-bethel-vp-02

8 Knight Street, Suite 203, Norwalk, Connecticut 06851 Tel. (203) 855-7879 Fax. (203) 855-7836