



INLAND WETLANDS COMMISSION

Clifford J. Hurgin Municipal Center
1 School Street
Bethel, CT 06801
(203)794-8578

INLAND WETLANDS COMMISSION REGULAR MEETING MINUTES January 27, 2020 Clifford J. Hurgin Municipal Center 7:00 p.m. General Purpose Room

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COMMISSION MEMBERS PRESENT:

K. Stevens, L. David, P. Samardak, G. Johnston, P. Sell and D. McCollum, *Inland Wetlands Agent*

ABSENT: P. Perrefort and L. Ferguson

ALSO IN ATTENDANCE: Cynthia Rabinowitz, Soil Scientist, Charles Andres, Land Use Counsel, Bethel Cavagna, *Planning & Zoning Director*

MEETING TO ORDER:

Chairman Stevens called the meeting to order at 7:00 p.m. and the Commissioners and Staff introduced themselves.

PUBLIC HEARINGS:

IWC-2019-10 Shelley Road #47 – Construct a multi-family unit development consisting of 9 units with an access way, septic system, stormwater management system components, and associated site improvements within Regulated Upland Review Area (*Accepted 11/25/2019, Public Hearing Opening 01/27/2020*)

K. Galbis read the Legal Notice and Exhibit Items List Memorandum into the record.

Alexander Copp, Attorney at Law, spoke on behalf of the Applicant. Steven Trinkaus, P.E., submitted the “Certificate of Mailing” to Agent McCollum. He spoke on behalf of the Applicant and gave an overview of the project identifying for the Commission the changes made to the previous application, which was denied. Mr. Trinkaus distributed a letter, dated January 28, 2020, responding to comments by Northwest Conservation District and Wright-Pierce, and reviewed with the Commission.

Cynthia Rabinowitz, Soil Scientist, Northwest Conservation District, stated her goals for the review are for the protection of the natural resources and to obtain clarification for the Commission and Public.

Agent McCollum stated his concerns and requested to hear from Eric Davison, Soil Scientist. Mr. Davison stated he would submit a written response to comments from this evening and that his report from January 2019 is still accurate for this re-submittal. He will submit a letter regarding the re-location of the pocket pond.

Attorney Copp stated the Applicant will provide all reasonable documentation requested by the Commission and a revised plan will be delivered next week once the test holes are complete.

Public comments were received from the following:

Linda Thunhorst	8 Limekiln Court
Rachel Donnelly	9 Shelley Road
Francis O'Neill	54 Taylor Avenue
Brendan O'Marra	43 Shelley Road
Emily Geary	51 Shelley Road
Brian Kinas	42 Shelley Road
Henry Thunhorst	8 Limekiln Road and 135 Dodgingtown
Eliette Matos	10 Limekiln Road

Mr. Trinkaus and Director Cavagna addressed the public's comments.

Chairman Stevens stated the Public Hearing would be continued on February 24, 2020 at 7:00 p.m. in Meeting Room D.

IWC-2019-11 Good Hill Road #9 – Construct a multi-family unit development consisting of 11 units with driveway parking area, drainage, and stormwater management systems within Regulated Upland Review Area
(Accepted 11/25/2019, Public Hearing Opening 01/27/2020)

K. Galbis read the Legal Notice and Exhibit Items List Memorandum into the record.

Alexander Copp, Attorney at Law, spoke on behalf of the Applicant and re-stated the past denial without prejudice of this application in the Fall of 2019.

Michael Mazzucco, P.E., submitted the notification return receipts to Agent McCollum. He spoke on behalf of the Applicant and gave an overview of the project and identified the offsite Wetland areas. He distributed a Watershed Map and reviewed it with the Commission. He informed the Commission of changes to the plans and will be addressing all comments from tonight in written form.

James McManus, Soil Scientist, informed the Commission he delineated the offsite Wetland to the back of the property in September 2019 and stated the Wetland has the characteristics of a potential vernal pool and the proposed project does not contribute to the offsite pool.

Eric Davison, Soil Scientist, reviewed his October 31, 2019 report stating the offsite Wetlands have the characteristics and a potential vernal pool. He reviewed the best management practices for a vernal pool and suggested continuous erosion control for the project.

Dr. Steven Danzer, Soil Scientist, hired by the public reviewed his findings with the Commission. He stated concerns regarding trees along the border of the driveway that are not depicted on the plans that provide shade for the Wetlands located offsite. He, also, stated his finding of a depression at the rear of the property that leads back to the potential vernal pool.

Public comments were received from the following:

Ryan Cornish	21 Good Hill Road
Mary Ann Kulla	17 Good Hill Road
Mark Teague	11 Good Hill Road
Richard Mould	10 Good Hill Road
Kristin Giron	12 Good Hill Road
Richard Gerety	13 Good Hill Road
Timothy Schultz	14 Good Hill Road
Jim Quish	3 Good Hill Road
Allison Mould	10 Good Hill Road

Attorney Copp, C. Rabinowitz and Mr. Mazzucco addressed the Public's comments.

The Commission determined it required additional documentation to make an informed decision. Discussion ensued on next steps and timeline.

Chairman Stevens stated the Public Hearing would be continued on March 23, 2020 at 7:00 p.m. in Meeting Room D.

SITE PLAN REVIEWS: None

COMMISSION ITEMS:

Inland Wetlands Commission Meeting Minutes:

Motion made by G. Johnston, seconded by P. Samardak, to approve the minutes from the Regular Meeting of December 9, 2019, 2019, as submitted. Vote, All in Favor, Motion Approved.

Invoice:

Motion made by P. Samardak, seconded by G. Johnston, to approve the Hearst Connecticut Media Group invoice in the amount of \$436.50. Vote, All in Favor, Motion Approved.

NEW BUSINESS:

Maple Avenue Extension #2 Toll Brothers, Inc. Permit Extension Request (Bethel Crossing) – Agent McCollum informed the Commission Toll Brothers, Inc. is requesting an extension to complete work at Bethel Crossings until April 15, 2025.

Motion made by K. Stevens, seconded by P. Samardak, to approve the extension of Toll Brothers permit for Bethel Crossing until April 15, 2025. Vote, All in Favor, Motion Approved.

OLD BUSINESS: None

APPLICATION DECISIONS: None

APPLICATION ACCEPTANCE DETERMINATIONS:

IWC-2019-07 Wooster Street #104 – Construct a paved driveway, related parking area, 8,000 square foot storage building, and concrete bulk storage bin area within Regulated Upland Review Area (Submitted 01/09/2019)

Agent McCollum reviewed the application with the Commission. Discussion ensued.

Motion made by K. Stevens, seconded by G. Johnston, to accept the Application for Wooster Street #104, contingent upon revision of the description on the application. Vote, All in Favor, Motion Approved.

Motion made by P. Samardak, seconded by K. Stevens, to accept Wooster Street #104 for a Public Hearing. Vote, All in Favor, Motion Approved.

Motion made by K. Stevens, seconded by L. David, to schedule a site walk for Wooster Street #104 on Saturday, February 8, 2020 at 9:00 a.m. Vote, All in Favor, Motion Approved.

INLAND WETLANDS AGENT REPORT:

Enforcement:

IWV-2019-02 Henry Street #32 – Placement of millings and dumpsters within Regulated Upland Review Area.

Agent McCollum requested tabling this item until the next meeting. The Commission agreed.

Other: Agent McCollum informed the Commission of two Pesticide permits, as follows:

Old Hawleyville Road #77 Connecticut D.E.E.P. – Use of Pesticides in State Waters

12 Nashville Road Extension Connecticut D.E.E.P. – Use of Pesticides in State Waters

“Notice of Public Hearing” Signage Boards – Resolution Discussion: Discussion tabled until the next meeting.

COMMISSIONER’S COMMENTS / REPORTS: None

PUBLIC PARTICIPATION: None

ADJOURNMENT:

K. Stevens made a motion to adjourn at 11:02 p.m., seconded by L. David. Vote, All in Favor, Motion Passed.

Respectfully submitted,



Kathy Galbis
Recording Secretary