



# INLAND WETLANDS COMMISSION

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

## INLAND WETLANDS COMMISSION REGULAR MEETING MINUTES

May 18, 2020

7:00 p.m.

Meeting held Remotely via Zoom Technology

TOWN CLERK

2020 MAY 20 A 10:15

RECEIVED

**COMMISSION MEMBERS PRESENT:** K. Stevens, L. David, P. Samardak, G. Johnston, P. Sell, Perrefort and D. McCollum, *Inland Wetlands Agent*

**ABSENT:** L. Ferguson

**ALSO IN ATTENDANCE:** Charles Andres, *Land Use Counsel, Halloran & Sage*, Barry Parfitt, P.E. and Joe Hausmann, P.E, Wright-Pierce, and Beth Cavagna, *Planning & Zoning Director*

**MEETING TO ORDER:** Chairman Stevens called the meeting to order at 7:09 p.m. and the Commissioners and Staff introduced themselves.

### PUBLIC HEARINGS:

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, Meeting Cancelled 03/23/2020, Meeting Postponed 04/27/2020, Continued on 05/04/2020, Continued 05/18/2020*)

K. Stevens re-opened the Public Hearing. Attorney Neil Marcus, Cohen & Wolf, P.C., representing the Applicant, stated seeking resolution of questions regarding the impact of work in the Upland Review Area having any impact on adjacent property.

James McManus, Soil Scientist, stated Eric Davison re-visited the site recently and verified there is an active vernal pool that is viable and will not be impacted by the proposal.

Eric Davison, Soil Scientist, stated he visited the site on May 14, 2020, with Agent McCollum, Cynthia Rabinowitz, Soil Scientist, Northwest Conservation District, and Director Beth Cavagna. He confirmed the accuracy of J. McManus report on the habitat's species and stated no changes to his previous recommendations for protecting this resource. Discussion ensued.

Michael Mazzucco, P.E., spoke on behalf of the Applicant, and stated the Applicant will not be installing an oil/water separator as the oil hoods provide enough protection.

K. Steven allowed for Commission comments.

Agent McCollum stated his disagreement with the Applicant's decision to the exclusion of an oil/water separator.

Barry Parfitt, P.E., and Joe Hausmann, P.E., Wright-Pierce, stated their watershed comments were addressed by the Applicant's consultant and Wright-Pierce accepted what was presented. The design intent showed pre and post-runoff remained unchanged, calculations were provided, and the discrepancy in the drainage area outlined by the public's consultant, Mr. Danzer, were addressed.

P. Perrefort questioned the Legal Case referenced in the previous meeting. Mr. Andres reviewed this case with the Commission for clarification.

K. Stevens invited the Public to speak.

Mary Ann Kulla	17 Good Hill Road	
Richard Emard	15 Good Hill Road	
Harry Gibling	86 Great Hill Road	Here for the Public Hearing for Wooster Street.
Ryan Cornish	21 Good Hill Road	

Attorney Marcus responded to the Public's comments.

Chairman Stevens closed the Public Hearing at 8:18 p.m.

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 (Accepted 01/27/2020, Public Hearing Opened 02/24/2020, Meeting Cancelled 03/23/2020, Meeting Postponed 04/27/2020, Continued 05/04/2020, Continued 05/18/2020)

K. Stevens re-opened the Public Hearing. P. Perrefort recused himself from this hearing.

Attorney Neil Marcus, Cohen & Wolf, P.C., spoke on behalf of the Applicant, and stated additional reports and material were submitted for review.

Marek Kement, P.E, Anchor Engineering, spoke on behalf of the Applicant and stated he responded to Agent McCollum's memorandum, dated May 12, 2020.

James McManus, Soil Scientist, submitted a letter to Agent McCollum this morning and read it into the record.

Discussion ensued.

K. Stevens open the floor for Public Input.

Harry Gibling	86 Great Hill Drive
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K. Stevens allowed for Commission comments.

Chairman Stevens closed the Public Hearing at 9:03 p.m.

**SITE PLAN REVIEWS:** None

**COMMISSION ITEMS:**

**Inland Wetlands Commission Regular Meeting Minutes 05/04/2020:**

*Motion made by P. Samardak, seconded by G. Johnston, to approve the minutes from the Regular Meeting of May 4, 2020, as submitted. Vote, Motion Approved. P. Perrefort abstained.*

**NEW BUSINESS:** None

**OLD BUSINESS:** None

**APPLICATION DECISIONS:** None

**INLAND WETLANDS AGENT REPORT:**

**Enforcement:**

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

Agent McCollum stated he will attend to this item once the public health crisis subsides. Item tabled. Chairman K. Stevens requested this item be removed from the agenda until it can be addressed.

Agent McCollum informed the Commission of receipt of a letter from Lisa and Andrew Matturo, Sr., 3 Shelley Road, regarding flooding issues in their yard. Agent McCollum stated he reviewed the site and has referred this issue to the Public Works Department.

**COMMISSIONER'S COMMENTS / REPORTS:**        None

**PUBLIC PARTICIPATION:**    None

**ADJOURNMENT:**

*L. David made a motion to adjourn at 9:07 p.m., seconded by P. Perrefort. Vote, All in Favor, Motion Passed.*

Respectfully submitted,



Kathy Galbis  
*Recording Secretary*