



INLAND WETLANDS COMMISSION

Clifford J. Hurgin Municipal Center
1 School Street
Bethel, CT 06801
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INLAND WETLANDS COMMISSION

REGULAR MEETING MINUTES

September 21, 2020

7:00 p.m.

Meeting held Remotely via Zoom Technology

TOWN CLERK
BETHEL, CT.

2020 SEP 24 A 8:52

RECEIVED

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

ABSENT: L. Ferguson

ALSO IN ATTENDANCE: Beth Cavagna, Planning & Zoning Official

MEETING TO ORDER: Chairman Stevens called the meeting to order at 7:03 p.m. and the Commissioners and Staff introduced themselves.

PUBLIC HEARINGS: None

SITE PLAN REVIEWS:

IWC-2020-01 **Benedict Road #29** – Proposed four-lot subdivision for four single-family homes with Municipal Water and Sewer Service, and individual on-site stormwater management systems. Activities located within Regulated Upland Review Area (Received 07/09/2020, Accepted 07/27/2020, Standard 65-Day Review Period Ends 09/30/2020)

Attorney Peter Olson spoke on behalf of the applicants, Codfish & Demarco, LLC. He gave a brief history on the property and reviewed the proposed four-lot subdivision, two lots being rear lots, for which a Variance has already been obtained and one area of Open Space that contains one of the two Wetland areas. He stated there are no direct impacts proposed to either Wetland. He reviewed three alternate site ideas for the property that were discarded and gave reasoning. He requested the Commission complete their review and render a decision for this application during this meeting.

Michael Mazucco, PE, stated the property is located within an aquifer protection zone. He reviewed the existing conditions and identified the two wetlands and open space. The site is served by water and sewer. He reviewed a drainage pipe and rip rap area that will be improved and maintained by property owners of the four proposed lots with maintenance costs being shared by the four property owners.

Agent McCollum addressed the Commission with his comments. The Commission determined to move forward and Agent McCollum stated he prepared a draft Resolution of Approval for the Commission's review.

IWC-2020-02 **Francis J. Clarke #17** – Construct a 2,250 square foot addition to an existing building, modify existing parking lot to accommodate proposed

building addition, and reroute existing drainage piping for continued stormwater runoff collection within Regulated Upland Review Area (Received 07/14/2020, Accepted 07/27/2020, Standard 65-Day Review Period Ends 09/30/2020)

Michelle Micoli, PE for Artel Engineering, spoke on behalf of the Applicant. She gave an overview of the proposed project on 2.351 acres of which 0.13 acres of Regulated Upland Review Area activity is proposed. The proposed project calls for a 2,250 square foot addition to the existing building. An existing drainage pipe will be re-routed from its current placement to go around the building. The Commission held a site walk on September 16, 2020 to review current conditions.

Agent McCollum identified 15 square feet of Wetlands on the plan and gave his comments. The Commission determined to move forward and Agent McCollum informed the Commission he had prepared a draft Resolution of Approval for the Commission's review.

The Commission reviewed the draft Resolution of Approval for Benedict Road #29 and Agent McCollum read it into the record.

Motion made by P. Samardak, seconded by K. Stevens, to approve the Resolution of Approval for Benedict Road #29 with conditions and reasons, as presented. Vote, All in Favor, Motion Approved.

L. David left the meeting at 8:21 p.m. A quorum was maintained.

The Commission reviewed the draft Resolution of Approval for Francis J. Clarke Circle #17 and Agent McCollum read it into the record.

Motion made by P. Samardak, seconded by K. Stevens, to approve the Resolution of Approval for Francis J. Clarke #17 with conditions and reasons, as presented. Vote, All in Favor, Motion Approved.

COMMISSION BUSINESS ITEMS: None

APPLICATION DECISIONS: None

APPLICATION ACCEPTANCE: None

INLAND WETLANDS AGENT REPORT: Agent McCollum informed the Commission of the State of Connecticut Department of Energy and Environmental Protection's training videos.

COMMISSIONER'S COMMENTS / REPORTS: None

PUBLIC PARTICIPATION: None

ADJOURNMENT:

P. Samardak made a motion to adjourn at 8:35 p.m., seconded by K. Stevens. Vote, All in Favor, Motion Passed.

Respectfully submitted,

Kathy Galbis
Recording Secretary