

CONSERVATION AND INLAND WETLANDS COMMISSION

TOWN OF DEEP RIVER, CONNECTICUT

Town Hall

174 Main Street

Deep River, Connecticut 06417

A **regular meeting** of the *Deep River Conservation and Inland Wetlands Commission* held on Thursday, October 9, 2014 at the Deep River Town Hall was called to order at 7:30 p.m. Members present: George Atwood, John Dube, Carol Libby, Alan Mizejeski, Alternate/WEO Mark Reyher and Alternate Tanner Steeves. Absent: Susan Board, Ron Larsen, Michael Tomlinson. The Chairman seated Alternates Reyher and Steeves for absent members. Also present: Nancy Howard, Kati Mercier, Geoffrey Jacobson, Fred Malcarne, Sean Scott, John Pytlik, Todd Andrews, Chris Marra.

Approval of Minutes: A motion was made by Carol Libby and seconded by Tanner Steeves to approve the minutes of the regular meeting of August 14, 2014 with a correction to Mark Reyher's name under approval of minutes. (6-0) Voted Unanimously.

A motion was made by George Atwood and seconded by John Dube to amend the agenda to add applications by the town of Deep River for the Plattwood Industrial Park subdivision. (6-0) Voted Unanimously.

Town of Deep River, 77 Winthrop Road: An application was received from the Town of Deep River for a baseball/softball field and ADA fitness trail on Plattwood Park. Kati Mercier from Nathan Jacobson & Associates reviewed the proposal for Plattwood Park. The proposal includes completing the parking lot in order to have three rows of painted parking spaces, installation of a 200 foot little league field and ADA fitness path. The project will require a portion of clearing and disturbance of 4,600 s.f. of wetlands and an additional 150 ft. of disturbance in the pond for irrigation of the field. Ms. Mercier noted that the proposal is for a 200 ft. outfield because it would cause the least disturbance as opposed to a 225 ft. A 225 ft. field would have increased disturbance and would require a U.S. Army Corps of Engineers permit. Historically, the property was a sand and gravel operation and trees have grown in. Ms. Mercier noted that the ADA fitness path will be a five foot wide concrete sidewalk for a .2 mile loop with six fitness stations which will be process aggregate. A motion was made by Carol Libby and seconded by John Dube to accept the application by the Town of Deep River. (6-0) Voted Unanimously. Action on the application will be considered at the next regular meeting. If necessary, the Town may submit revisions to the proposal prior to the next meeting.

Sean Scott, 22 Kelsey Hill Road: An application was received from Sean Scott for the purpose of construction of a 30' x 50' barn behind the house at 22 Kelsey Hill Road. The proposed barn was estimated to be approximately 100 feet from the existing pond and 38 feet from a stream. The barn will be a story and a half cinder block barn with a concrete floor. Power to the barn will be brought in on the existing access road. Silt fencing will be installed for protection for the pond and stream. The temporary soil stockpile area with erosion control barrier is identified on the plan. A motion was made by John Dube and seconded by Carol Libby to authorize WEO Mark Reyher to issue an administrative permit for the proposed activity. Voted Unanimously. The application fee was received from the applicant.

Town of Deep River, Plattwood Industrial Park (Map 38, Lot 6B): Applications were received from the Town of Deep River for construction on the three separate lots of the Plattwood Industrial Park subdivision. Kati Mercier from Nathan Jacobson & Associates reviewed the proposals. The

Commission reviewed the conceptual plan in July for the construction of the three buildings on the site, which is currently stock piles and equipment storage. Ms. Mercier reviewed the proposals for the four lots. Parcel A will be retained by the Town as open space. Parcel B will be constructed by FM properties. Parcel C will be constructed by Top Notch Electrical. Parcel D will be Moyer Landscaping. Geoffrey Jacobson noted that the Town will own the land and will lease with the option to purchase. The individual owners are funding the preparation of the site plans and will do all site work and improvements for buildings. The applications received are from the Town as owner of the property and the individual lease holders are the applicants. Each lot will have their own septic systems and wells. The individuals would like to start construction before the winter. Ms. Mercier reviewed the details for each lot. Parcel A is .79 acres and will remain as open space. The creek and pond are located on this parcel. The application by FM Properties, LLC for Parcel B is for construction of a 11,050 s.f. building on the .76 acre parcel with a subsurface sanitary disposal system, well and stormwater roof leaders that will discharge adjacent to a wetland or watercourse. There will be 20 employees. The leaching field and new tank will be under the new pavement. No activity is proposed in a wetland or watercourse. The area of upland disturbance is .5 acres. Geoff Jacobson noted that because of the Haynes pond, virtually all of the sites are in the upland review. There will be an erosion control blanket (grass seed mesh) along the embankment; and roof leaders to small rip rap area at grade. The application by Top Notch Electrical Services, Inc. for Parcel C is for construction of a 6,144 s.f. building on the .47 acre parcel with .34 acres in the upland review area. No activity is proposed in a wetland or watercourse. An erosion control blanket will be placed behind the building. Construction will include a paved parking lot, subsurface sanitary disposal system, well, and stormwater roof leaders that will discharge adjacent to a wetland and watercourse. There will be 10 employees. The leaching galleries are in the grass area. The application by Moyer Landscaping Services, LLC for Parcel D is for construction of a 9,600 s.f. building to be built in two equal phases. The entire slab will be installed at the same time. The parcel is .85 acres with .68 acres in the upland review area with no disturbance to wetlands. There will be a subsurface sanitary system and well behind the building. Silt fencing will be installed at the wetland line along all parcels. Parcel D will have roof leaders connecting to the catch basin on the south and north and discharge to a small rip rap pad. Commission members discussed issuing an administrative permit for the proposals as all activity is outside of the wetlands. A motion was made by John Dube and seconded by Tanner Steeves to authorize the WEO to issue administrative permits for all three parcels as presented. (6-0) Voted Unanimously.

Richard J. Pytlik, Union Street/Bokum Road: The Commission asked Mr. Pytlik to attend to discuss activity taking place on his property. Concerns raised by the neighbors regarding activity in a watercourse. John Pytlik, Todd Andrews and Chris Marra were present. Mr. Pytlik reported that he finished the driveway with a 300 ft. extension from the woods line to Union Street. He noted that heavy rip rap was placed at the base and silt fencing was installed along the edge. WEO Reyher noted that he visited the site after the last rain and did not see any water flow. Todd Andrews and Chris Marra noted concern regarding the flow of water to their properties as a result of the activity on the Pytlik property and would like to ensure that the water is contained. Past minutes of the CIWC were reviewed. WEO Reyher noted that he does not think a permit was necessary for the activity that has taken place. The Commission scheduled a site walk for Tuesday, October 14, 2014 at 5:30 p.m. on the site on Union Street.

Enforcement: WEO Mark Reyher noted that he had received a call from Jonathan Kastner regarding the complaints received regarding the activity on the Pytlik property. WEO Mark Reyher reviewed the

preliminary wetlands identification forms reviewed in the past month. The activities were for an addition and rebuilding of a deck. No activities required a wetlands permit. A letter was received from Ron Prisley looking for an updated statement from the CIWC of approval of his application for subdivision of property at 164 Cedar Lake Road. The WEO sent a letter to Mr. Prisley indicating that the CIWC requires an application for the subdivision to be submitted for review. Mr. Prisley also sent a letter to Chairman Mizejeski requesting a statement of approval. A copy was received of a letter dated 10/1/14 from ZEO Cathie Jefferson to Ronald Prisley regarding his subdivision application before the Planning & Zoning Commission.

The Commission asked the WEO to check the Bartlett property at 444 Main Street and to request that sedimentation and erosion control measures be installed for the activity taking place on the property.

Financial Report/Payment of Bills: The following bills were received: Nancy Howard, clerical services, 40 hours; and CACIWC, annual membership renewal, \$60.00. A motion was made by Mary Reyher and seconded by Tanner Steeves to approve payment of the bills as presented. (6-0) Voted Unanimously.

Conservation/Canfield Woods: Commission members will look at the parking area at the entrance to Canfield Woods for selective tree trimming.

A motion was made by Tanner Steeves and seconded by George Atwood to adjourn at 8:50 p.m. (6-0) Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary