



# Town of Griswold



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**INLAND WETLANDS WATERCOURSES COMMISSION CONSERVATION COMMISSION & AQUIFER PROTECTION AGENCY REGULAR MEETING HELD ON THURSDAY, NOVEMBER 19, 2020 AT 7:30 P.M. GRISWOLD MIDDLE SCHOOL GYMNASIUM, 221 SLATER AVENUE, GRISWOLD, CT**

## **I. REGULAR MEETING (7:31 P.M.)**

### **1. Call to Order**

Chairman Kinnie called the regular meeting of the Griswold Commission (IWWCC) to order at 7:31 p.m.

### **2. Roll Call**

**Present:** Chm. Courtland Kinnie, Pete Merrill, Rob Parrette, Gary Serdechny, Kevin Franklin, Town Planner Mario J. Tristany Jr.,

**Absent:** Martin McKinney, Pavlos Karakasantis, Larry Laidley

Chairman Kinnie stated that a quorum of the Commission was present.

### **3. Written Complaints**

Chairman Kinnie asked Town Planner Mario Tristany if there were any written complaints. Mario stated no.

### **4. Communications – Schedule of 2021 IWWCC Meeting Dates**

Chairman Kinnie referenced the 2021 IWWCC Schedule of Meeting Dates and noted that all dates were on the third Thursday of the month.

Chairman Kinnie asked for a motion to accept and approve the schedule of meeting dates. Commissioner Rob Parrette made a motion to accept and approve the 2021 schedule of meeting dates. Commissioner Pete Merrill seconded the motion and the Commission unanimously voted to approve the schedule of meeting dates.

### **5. Applications**

- A. CC 07-20 John and Karen Comerowski, 135 Latham Drive reconstruction of the existing 2 bedroom residence with a new subsurface sewage disposal system within the 75 ft. Upland Review Area - Applicant requests approval of the system within the 75 ft. Upland Review Area.**

Chairman Kinnie asked if there was anyone present to represent application CC 07-20.

John Faulise of Boundaries, LLC state that he was present and representing the applicant and noted the following:

- 135 Latham Drive is one of the smaller lots in the area

- Currently there is a 2 bedroom house that will be reconstructed within the same building footprint
- The existing septic system is at least 50 or 60 years old. A new 1,000 gallon septic tank and a new leaching field for a family house is planned
- John Faulise pointed to the overlapping wells on adjoining properties and noted that the CT State Health Department is currently reviewing the site and the Uncas Health District is awaiting the review from the State Health Department
- The well is to be reconstructed in the same location as the existing well
- John Faulise noted that DEEP was contacted as they are below elevation 159.52 with the replacement of the existing wall
- DEEP has approved the wall replacement as the wall is existing
- John Faulise passed out detail information on the proposed replacement wall
- John Faulise noted that all of the abutting neighbors have been notified as required by the State Health Department
- Following a general discussion on the proposed improvements and a discussion on the Pachaug Pond draw down and repair of the dam
- John Faulise described the proposed septic system and noted that it is Geomatics System
- John Faulise noted that the application has been on file since October 02, 2020 and further stated that the statutory 15 day requirement has been met
- Town Planner Mario Tristany concurred with John's statement
- Commissioner Parrette made a motion to accept and approve CC 07-20 as presented. The motion was seconded by Commissioner Merrill and the Commission unanimously voted to accept and approve CC 07-20 with the condition that the State Health Department and Uncas Health Department approve the application

Chairman Kinnie appointed Rob Parette as the interim Secretary due to the absence of Secretary Larry Laidley.

- B. Application CC 08-20 Robert and Jeanne Coleman, 1458 Hopeville Road proposed 2 lot Subdivision requires report to the planning & Zoning Commission in accordance with Section 3.5 of the Griswold Subdivision Regulations as the property contains Inland Wetlands or Watercourses. No regulated activity is proposed.**

Chairman Kinnie asked if there was anyone present to represent application CC 08-20

John Faulise of Boundaries, LLC state that he was present and representing the applicant and noted the following:

- No proposed activities are planned within the on-site Wetland or Watercourse or in the 75 ft. Upland Review Area
- The applicant desires to create a 2 lot subdivision and prior to the Planning and Zoning Commission acting on the subdivision application that is before them, the Wetlands Commission must review and approve the application due to the on-site wetland and watercourse
- The application will split the house lot from the former Coleman Drilling and Blasting site
- John Faulise noted that the application was filed on October 09, 2020
- Chairman Kinnie noted that this is a Declaratory Ruling because no work is being done within the wetland or watercourse or within the 75 ft. Upland Review area
- Commissioner Parrette made a motion to accept and approve application CC 08-20 as no work is planned in the wetland or watercourse or within the 75 ft. upland Review Area
- The motion was seconded by Commissioner Serdechny, and unanimously voted to approve CC 08-20

## **6. Reports from Enforcement Officer**

Commissioner Kinnie asked Town Planner Mario Tristany if there were any reports to be referenced  
Town Planner Mario Tristany replied no.

## **7. Old Business**

Chairman Kinnie noted that there is no old business.

## **8. New Business**

- Town Planner Mario Tristany noted that there are several new applications to be added to the agenda and gave Chairman Kinnie a list of the subject applications
- Commissioner Parrette made a motion to add the following applications to tonight's agenda
- The motion was seconded by Commissioner Merrill and the Commission unanimously voted to add the subject applications:
  - CC 07-2011 Pleasantview Permit Extension.  
Originally approved on November 17, 2011  
Maximum allowable extension is for 14 years.  
Can extend approval for 4 more years  
No changes have been made to any of the approved Wetland previous approvals
  - CC-01-2021 Kevin & Eileen Roxbee  
18 Myrtle Road  
Demo and re-construction of existing home, const. of new detached garage, driveway, septic, well  
Disturbance of 5,100 sq. ft. of Upland Review Area
  - CC-02-2021 Robert Klimasewski  
38 Myrtle Road  
12 ft. x 18 ft. Shed in review area
  - CC-03-2021 Kristen Malburn  
52 Terry Road  
Wetland Crossing – install 24 inch drainage pipes

### **1. CC 07-2011 Pleasantview Permit Extension.**

- Town Planner Mario Tristany noted the following:
  - Originally approved on November 17, 2011
  - Maximum allowable extension is for 14 years.
  - Can extend approval for 4 more years
  - No changes have been made to any of the approved Wetland previous approvals
- Chairman Kinnie asked if there was anyone present to present Application CC 07-2011
- Jim Bernardo, Land Surveyor stated he was present to represent the Pleasantview application and noted the following:
  - Jim Bernardo references the existing 2011 approval and discussed the current development
  - The access road construction filled approximately 2,500 cubic feet of wetland and referenced pages 3.1 and 3.2 of the site plan set that was distributed to the Commission members
  - Discussed the access road crossing in Phases II and III and the pedestrian bridge over a wetland
  - Referenced the several drainage basins that were previously approved
- Jim Bernardo noted that there are no proposed changes are being proposed

- The application is strictly for an extension of the Wetland permit Approval
- Chairman Kinne asked Town Planner Mario Tristany if he has been on the Pleasantview Site
- Town Planner Mario Tristany said yes on several occasions
- Chairman Kinnie referenced the old existing foundation as shown on sheet 4 of the site plan set
- A general discussion on the pleasantview development ensued
- Commissioner Parrette made a motion to accept and approve the CC 03-2011 5 year approval extension
- The motion was seconded by Commissioner Serdechny and the Commission unanimously voted to approve application CC 07-2011

**2. CC-01-2021 Kevin & Eileen Roxbee, 18 Myrtle Road Demo and re-construction of existing home, const. of new detached garage, driveway, septic, Disturbance of 5,100 sq. ft. of Upland Review Area.**

- Chairman Kinnie asked if there was anyone present to represent Application CC 01-2021
- John Faulise of Boundaries, LLC was present and stated that he was representing the applicant and noted the following:
- Application was filed on October 28, 2020
- John Faulise noted that the septic and well have been approved by Uncas Health and submitted a copy of the approval letter for the file
- No work is proposed along the shoreline of Pachaug Pond
- The existing house will be reconstructed in place
- Limited space for the proposed new septic system
- The existing well is on an adjoining property and is shared
- The existing septic system consists of a cess pool
- The new septic system will be a high air chamber system
- A proposed two car detached garage is also planned
- The existing old buck house will be relocated on the grass area
- The existing driveway will be relocated to service the new garage
- The proposed footing drain is within the 75 ft. Upland Review area
- A new well will be drilled on site
- Commissioner Serdechny asked if the shared well is a dug well
- Commissioner Parette noted that no proposed changes are planned to the pond area
- Commissioner Franklin noted that the zoning table lot coverage is off
- John Faulise stated that an application has been filed with the Griswold ZBA
- Commissioner Parrette made a motion to accept and table the application to next month's meeting with proper E&S controls and if the meeting is not held to authorize Town Planner Mario Tristany to approve the application administratively
- The motion was seconded by Commissioner Franklin and the Commission unanimously voted to approved the motion as presented

**3. CC-02-2021 Robert Klimasewski 38 Myrtle Road proposed 12 ft. x 18 ft. Shed in the 75 ft. Upland Review Area.**

- Commissioner Kinnie asked if there was anyone present to represent Application CC 02-2021
- Town Planner Mario Tristany noted that the proposed shed location cannot be placed so close to the side property line without a side yard variance
- Chairman Kinnie read the application work description
- Commissioner Franklin made a motion to accept and table application CC 02-2020 with the stipulation that the application can be handled administratively by Town planner Mario Tristany provided that the required variance is approved
- The motion was seconded by Commissioner Parrette and the Commission unanimously voted to approve the motion as presented

#### **4. CC-03-2021 Kristen Malburn 52 Terry Road Wetland Crossing – install 24-inch drainage pipes**

- Chairman Kinnie asked if there was anyone present to represent Application CC 03-2021
- John Faulise of Boundaries, LLC was present and stated that he was representing the applicant and noted the following:
- John Faulise suggested that the Commission consider scheduling a site walk
- A general discussion ensued about a site walk
- Town Planner Mario Tristany noted that since there is a locked gate on the property that would it be OK if any member call John Faulise if they are interested in visiting the Terry Road property
- John Faulise stated that he has a key to the gate and would be available should any Commissioner desire to walk the property
- John Faulise noted that the property contains 84 acres
- The applicant desires to construct a 2,700 sq. ft. home in approximately the middle of the site
- John Faulise referenced the two wetland crossing areas on the site plan
  - The first crossing is at the southerly part of the property
  - The second one is approximately in the middle of the property
- John Faulise stated that the house will be solar powered with a battery bank and a backup generator as Eversource wanted between \$50, 000 to \$60,000 to run power to the house location
- John Faulise stated that both of the crossings are designed in accordance with the Army Corps of Engineers Stream Crossing Design criteria
- 3 24 inch drainage pipes are proposed and will carry 50 and 100 year storm events without any overtopping
- The 1st crossing involves 1,275 sq. ft. of wetland disturbance and 130 cubic yards of fill
- The 2<sup>nd</sup> crossing involves 2,850 sq. ft. of wetland disturbance and 230 cubic yards of fill
- The proposed septic and well are well outside of the 75 ft. Upland Review area
- Chairman Kinnie asked if anyone was interested in seeing the site to call John Faulise
- Commissioner Parrette made a motion to accept and table Application CC 03-2021 and to have Town Planner Mario Tristany to handle the approval administratively if the Commission does not meet in December
- The motion was seconded by Commissioner Merrill and unanimously approved by the Commission

#### **9. Reports From Commission Members**

- Chairman Kinnie asked if there were any Commissioner reports
- There were none

#### **10. Conservation Commission Matters**

- Chairman Kinnie asked if there any Conservation Commission Matters for discussion
- There were none

#### **11. Adjournment**

- Commissioner Parrette made a motion to adjourn at 9:10 p.m.,
- The motion was seconded by Commissioner Merrill and the Commission unanimously voted to adjourn

**Respectfully Submitted,**

*Mario J. Tristany, Jr.*

**Mario J. Tristany, Jr.  
Town Planner and Wetland Enforcement Officer**