



Town of Griswold



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GRISWOLD INLAND WETLANDS & WATERCOURSES
CONSERVATION COMMISSION & AQUIFER PROTECTION AGENCY
REGULAR MEETING
GRISWOLD TOWN HALL

APPROVED MINUTES
FEBRUARY 16, 2017

I. Regular Meeting (7:30 P.M.)

1. Call to Order

Chairman Courtland Kinnie called this regular meeting of the Griswold Inland Wetlands & Watercourses Conservation Commission to order on February 16, 2017 at 7:32 p.m.

2. Roll Call & Determination of Quorum

Present: Courtland Kinnie, Robert Parrette, Gary Serdechny Clarence (Pete) Merrill, Lauren Churchill, Town Planner Mario Tristany, WEO Peter Zvingilas, Recording Secretary Donna Szall

Absent: Lawrence Laidley, Glen Norman, Edward (Jay) Waitte, Alternates Kevin Franklin, and Alex Grzelak,

C. Kinnie appointed L. Churchill to sit for J. Waitte. There was a quorum for this regular meeting.

3. Written Comments

There were no written comments.

4. Approval of the Minutes

A. Approval of Minutes for the January 19, 2016 meeting.

C. Kinnie asked for a motion. L. Churchill stated that there was a word missing on page 2, second paragraph stating that it should read work well. C. Kinnie stated that except for some typos, he did not see any corrections.

MOTION: P. Merrill moved to approve the minutes of the regular meeting of January 19, 2017 as presented. R. Parrette seconded the motion. All were in favor. The motion was carried.

5. Matter Presented for Consideration

A. **CC 08-17 KLIMASKEWISKI, ELIZABETH F & ROBERT P. PROPERTY AT 38 MYRTLE ROAD, GRISWOLD, CT.** Requesting approval of residential activity within a regulated area in order to replace a lake front 32 ft. long by 5 ft. high eroded field stone, non-mortar wall with a precast concrete non-mortar interlocking block wall using existing footprint. In order to establish a base for the wall, a minimum of 6 inches of crushed stone will be placed below the lake bed. A minimum of 6 inches of crushed stone will be placed behind the wall for drainage. There is no change to the grading of the land and the new wall will have an 8 ft stepped return to the right side and a 4 ft. return on the left side. High water mark of pond is 15 feet above lake bed. All field stone removed will be used elsewhere on the property. The 10 ft drainage easement and pipe installed by town will not be disturbed. Property is zoned R-60.

C. Kinnie asked if there was someone here to present this application and stated there were some outstanding issued for a cut of the wall design. R. Klimaskewiski stated that he received state approval and that there are 130 districts in town and that it will take time to receive the approval. Mr. Klimaskewiski stated that it was Linda Brunza, Environmental Analyst II, Bureau of Water Protection, DEEP, 860-424-3739.

R. Parrette stated that there are two systems shown on the cross cut retaining wall, and asked which system he which system he would use. R. Klimaskewiski stated that he would use the system that the engineer drew in. R. Parrette stated that the geo grid would most likely be used at the water. He asked how high the wall would be. R. Klimaskewiski stated that it would be 4 blocks high and each block is 16 inches high that there would be one block

in the ground so the wall will be about 48 inches tall. R. Parrette stated that they are showing geo grid on every block. R. Klimaskewiski stated that it will not be reducing; it will be the same all the way up. R. Parrette stated that you have to follow the manufacturer's installation instructions exactly especially on the water.

C. Kinnie asked for other questions for the applicant. L. Churchill asked about the materials of the block was made of. R. Klimaskewiski stated that it is pressurized injected concrete block that is designed for sewer drains for water areas and frost; that was why he chose it. C. Kinnie asked if the pond was still down. R. Klimaskewiski stated that the pond is still down.

C. Kinnie asked for other questions for the applicant; hearing none, he asked for a motion.

MOTION: R. Parrette moved to approve **CC 08-17** with the stipulation to follow the manufacturer's recommendations for installation as presented. L. Churchill seconded the motion. All were in favor. The motion was carried.

6. Additional Business (New Applications)

A. CC 09-17 ADAMUSKA, GAIL M., PROPERTY AT 18 BEACH DRIVE, GRISWOLD, CT. Wall replacement with a three-sided 13 feet wide and 15 feet long to be built on 3/4 crushed stone base with large boulders as the face material. Broken down concrete and stone will be removed and hauled off the site. Approximately 20 tons hauled in and out. Top layer inside the retaining wall will be graded with topsoil and seeded for grass. Property is zoned R-60.

C. Kinnie asked if there was someone to present the application. Bowman Geer, Geer Construction, stated that there is a correction that it will be 13 feet wide not 13 inches. He explained that the existing stone and mortar retaining wall that is a jump off point into the water will be removed and will be replaced with large quarried stone on a 6 inch crushed stone base, place the large stones on it which will be stepped back using the existing footprint will be used and the new wall will be safer.

C. Kinnie stated that there are some housekeeping issues. He stated that there are 6 items to follow that are required on the application; he stated that we cannot act on this application until the next meeting so there is time to address the six items on the application. C. Kinnie asked if the base of the wall is within the high water mark when the pond is full. B. Geer stated that the stone will be placed 3 feet below the grade of the ground and it will be 32 inches above that. C. Kinnie stated that DEEP must be contacted. B. Geer stated that the applicants had no response from the number to DEEP. C. Kinnie explained that the State as an established elevation where any work below that elevation requires DEEP approval. D. Szall gave B. Geer the telephone number at DEEP.

R. Parrette asked about the stone. B. Geer stated that it will be granite block stone. R. Parrette asked the dimensions. B. Geer stated that they could be a range from 3 feet high by 2 feet wide. M. Tristany explained to add an average range of the size of the stones that will be used. B. Geer stated he would do that.

C. Kinnie asked if the existing wall was made of stone. B. Geer stated that the wall was a stone and mortar wall with concrete caps. He explained that the new wall will be dry-stacked and capped. He stated that we want to use the biggest stones for that area to a height of about 3 feet.

R. Parrette asked the applicant to explain the drawing. B. Geer explained the drawing to the commission members. B. Geer explained that all the stones with their mass and weight will hold the water back with crushed stone behind with a filter fabric. There was discussion of this matter.

L. Churchill asked if that was the only area that had a wall. B. Geer stated yes. C. Kinnie asked if the rest of the shore is beach area. B. Geer stated that there is a beach area and a grassed area that will remain. C. Kinnie asked if there was a problem with wave erosion. B. Geer stated that there are no problems with wave erosion.

R. Parrette stated that the stones will be sloped up. B. Geer stated that the stones will slope to match the grade to the grass and it will follow the grade. R. Parrette asked if the base will be the same. B. Geer stated that the base will be the same the whole way.

C. Kinnie stated that outstanding items is the average the dimensions of the stones, contacting DEEP and addressing the 6 items on the front page.

MOTION: R. Parrette moved to accept and table this application to the next regular meeting on March 16, 2017. L. Churchill seconded the motion. All were in favor. The motion was carried.

C. Kinnie stated that there is an application CC 10-17 Thomas and Richard Geer that needs a motion to be placed on the agenda.

MOTION: R. Parrette moved to place CC 10-17 on the agenda. G. Serdechny seconded the motion. All were in favor the motion as carried. P. Merrill recused himself from application CC 10-17.

ITEM B CC 10-17 GEER, THOMAS D AND RICHARD B, 141 NORMAN ROAD, GRISWOLD, CT. Request for an approval of a 1-lot re-subdivision of land for a single family home with septic system, well and driveway where there is no activity within a wetlands or watercourse and no activity within the 75 foot upland review area. Property is zoned R-60.

C. Kinnie asked if there was someone here to present this application. Susan Mattern of Mattern & Steffan Land Surveyors presented the application. She explained that this is a new proposed building lot that is located on Oakville Road. She stated that the topography from 248 elevation and goes to 214 elevation. She stated that the wetlands were delineated by Richard Snarski, Soil Scientist. She stated that on Sheet 1 shows a location of wetlands that does not affect the lot as well as the 75 foot upland review area. She stated that there is no activity in the wetlands or 75 ft. upland review area. She stated that there will be an anti-tracking pad at the driveway. She stated that the remaining land is the Geer Tree Farm.

C. Kinnie asked if there was a signature from Mr. Snarski. S. Mattern stated no. She gave a copy of the letter for the record from Richard Snarski showing the wetlands delineation. C. Kinnie appointed R. Parrette secretary pro-tem. She also submitted a copy of the transmittal sent to A. Gosselin at Uncas Health District for the record.

L. Churchill asked where the anti-tracking pad will be located. S. Mattern showed the area of the anti-tracking pad for the driveway.

R. Parrette asked if there was any activity in the upland review area. S. Mattern stated no; but that it was required for a re-subdivision of land. G. Serdechny asked why it was required. S. Mattern explained that it was for road widening purposes for the town right of way.

C. Kinnie asked if there were any other questions for the applicant. C. Kinnie stated that this can be a declaratory ruling that there is no activity or impact on the wetlands or the upland review area for a re-subdivision.

MOTION: G. Serdechny moved to make a declaratory ruling on CC 10-17 that there is no activity within the 75 ft. upland review or impact on the wetlands. R. Parrette seconded the motion. All were in favor. The motion was carried.

ITEM C. CC 11-17 HERITAGE RIVER VILLAGE DEVELOPMENT, LLC, C/O JEFF LEFTKOVITCH. PROPEPTY AT 203, 213, 243, 249 PRESTON ROAD, PROPERTY IS IN A C - COMMERCIAL ZONE. C. Kinnie asked for a motion to place this application on the agenda.

MOTION: R. Parrette moved to place CC 11-17 on the agenda. G. Serdechny seconded the motion. All were in favor. The motion was carried.

M. Tristany explained that **CC 11-17** is for the project planned for the Siner property on Route 164. He stated that there is a letter from the property owner for permission, letter from abutter at 249 Preston Road whose property is part of the project and an environmental soil assessment by Michael Kline, Soil Scientist, a reduced copy of the site plan set. He explained that there are five designated wetlands identified on the site along with a detailed report showing wetland values used by the Army Corp of Engineers. He stated that this application is for phase I of the development of the property. C. Kinnie asked if this will be two separate applications. M. Tristany stated yes, there will be a separate application for Phase II.

R. Parrette asked that for Phase I, we will be looking at wetlands 5 and 1, 4, and 3. M. Tristany stated that there is some work within the upland review areas for 1, 3, 4 and 5 wetlands involved. R. Parrette stated that this has not changed from their original presentation. M. Tristany stated no. M. Tristany stated that a public hearing must be set for this application. M. Tristany stated that he will make a composite of the drawings to put on the wall. He stated that this application is complete.

C. Kinnie asked for a motion to accept the application.

MOTION: R. Parrette moved to accept and CC 11-17 to the next regular meeting on March 16, 2017. G. Serdechny seconded the motion. All were in favor. The motion was carried.

C. Kinnie asked for a motion to set a public hearing for CC 11-17.

MOTION: R. Parrette moved to set a public hearing on March 16, 2017 for CC 11-17 for a dual purpose of a potential significant impact and in the public interest at 6:30 p.m. in the Town Hall Meeting Room. G. Serdechny seconded the motion. All were in favor. The motion was carried.

6. Reports from the Enforcement Officer

P. Zvingilas stated that a request was received from Pachaug Marina to repair 40 feet of retaining wall that had fallen down and that it needed to be replaced. He explained that they were given a permit to repair it but it was not done. He stated that he told them that they could get started on that without additional permits. There was discussion of this matter.

7. Old Business

There was no old business.

9. New Business

A. Discussion of the Plan of Conservation and Development update for Wetlands, Water Resources, Watersheds and Cultural and Historic Resources.

C. Kinnie asked commission members to review the information and to send changes and recommendations to D. Szall to give to the PoCD sub-committee.

C. Kinnie stated that the State Forestry Plan will be sent sometime in April and we can use some of this information in the PoCD. He stated that they will do another plan for the northern sections of the Pachaug State Forest in another two years.

L. Churchill stated that on page 81 regarding the changes to the aquifer as a result of drought on the Quinebaug aquifer. C. Kinnie stated that the Federal government does monitoring measuring the rivers so there must be some data available. P. Zvingilas stated that by the school there is the flood monitoring system at the river there.

L. Churchill stated that the aquifer protection area was just getting started. She will send language to D. Szall to be added.

C. Kinnie asked the members to look at it and make changes and send it to D. Szall.

8. Communications

A. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Winter 2017, volume XXI, Issue 1.

D. Szall stated that the annual permit was received for the Aquatic Pesticide Control for the fire pond at the school.

C. Kinnie read the letter for the record of materials to be used.

10. Reports from Members

C. Kinnie stated that he received an email from the Ordinance Committee for their meeting of March 2, 2017 and they were looking for input from this commission. He stated that there is nothing that we can change. M. Tristany stated that there is nothing that can be changed for Land Use Regulation because they must follow the State Statutes. There was discussion of this matter including that wetland regulations are applied equally within the town and the borough.

D. Szall stated that the Inland Wetlands Commission does not have Inland Wetlands By-Laws in the Ordinance; only the Conservation Commission has by-laws in the Ordinance. P. Zvingilas stated that Chapter 18, Article 1 for By Laws he read the Ordinance to the record. There was discussion of this matter. C. Kinnie stated that some towns have to separate commissions. R. Parrette stated that the language needs to be changed. He stated that the title should be Inland Wetland & Watercourses Conservation Commission and Aquifer Protection Agency to be added to all the titles for one agency dealing with the three issues.

C. Kinnie asked if any members wanted to attend the meeting on March 2, 2017 for the Ordinance Committee. R. Parrette stated that there was a hand written value from \$30 to \$60 for the State fee.

G. Serdechny stated on 221-21 regarding the declaratory ruling asked the reason for finding in writing. There was discussion of this matter.

M. Tristany stated that we will email it to Todd and cc: Shannon.

R. Parrette stated that there are members of the commission what we have not seen for a long time. There was discussion of this matter including under the bylaws to offer an honorary or associate membership to the commission. D. Szall will send letters to the members who do not attend on a regular basis and ask members if they wish to continue on the commission or be replaced.

11. Conservation Commission Matters

P. Merrill stated that the NRCS gives a good presentation to have them give this 30 minute demonstration here and that must be held outside showing the artificial rain on soil types, corn stubble, and bare ground and collected the run off. C. Kinnie stated that we can have a standalone presentation prior to the meeting. C. Kinnie stated that this would have to start at 6:30 pm. P. Zvingilas suggested having it at DiRoma's Garden Center. P. Merrill stated that this might be seen as giving undue advertising. L. Churchill asked if there was town property near DiRoma's. C. Kinnie asked P. Zvingilas to speak to DiRoma about this demonstration for May as long as NRCS is available. P. Zvingilas suggested that it can be at the school and can be educational for the students. C. Kinnie stated that we are looking at May for this demonstration. There was discussion of this matter. C. Kinnie asked who does the presentation. L. Churchill stated that it was Ray Covino, National Resources Conservation Services. C. Kinnie stated that this would have to be worked out with the school and he will speak to the Sean McKenna, Superintendent of Schools with P. Merrill.

C. Kinnie stated that this was an informational letter that was written to the CT DEEP in support of the request for Avalonia Conservancy obtaining the Tri-Town forest.

12. Adjournment

C. Kinnie asked for a motion to adjourn.

MOTION: R. Parrette moved to adjourn. P. Merrill seconded the motion. All were in favor. The meeting adjourned at 9: 25 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary