



Town of Griswold



28 Main Street
Griswold, CT 06351
Phone (860) 376-7060, Fax (860) 376-7070

**DRAFT
FOR DISCUSSION
ONLY**

GRISWOLD INLAND WETLANDS & WATERCOURSES CONSERVATION COMMISSION

REGULAR MEETING MINUTES

JANUARY 21, 2009

GRISWOLD TOWN HALL

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 January 21, 2010 at 7:36 p.m.

2. Roll Call & Determination of Quorum

Present: Chair Courtland Kinnie, Vice Chair Robert Parrette, Secretary Stacie Stadnicki, Member Edward (Jay) Waitte, Glen Norman, Lawrence Laidley, Alternate Gary Serdechny, WEO, Peter Zvingilas, Recording Secretary Donna Szall

Absent: Member Dean Rubino

C. Kinnie appointed G. Serdechny to sit for G. Norman. It was determined that a quorum was present for this meeting.

3. Applications

4. Additional Business (New Applications)

A. CC 08-10 Knutson, Peter R. & Phyllis N., 268 Route 2, Preston, CT 06365. Property location: 989 Voluntown Road Griswold. Applicant requests approval of residential activity within regulated area in order to install a septic system and associated grading within the upland review area and no closer than 50 ft. to the edge of Pachaug Pond. The property is zoned R-60.

C. Kinnie asked if there was someone here to represent the application. Demian Sorrentino, soil scientist and planner, Boundaries, LLC was here to represent Peter and Phyllis Knutson. He submitted a letter to the file dated 10/30/09 regarding the field investigation and stated that as soil scientist, that only Pachaug Pond was wetlands on the property. He submitted a letter dated 12/29/99 from Sanitarian A. Gosselin approving the location of the septic system for lot 178 as compliant with the public health code. He submitted a Table I of the Connecticut Public Health Code. Table I for the septic system. D. Sorrentino explained the site plan to the commission that the new residence will be on the free split lot for a rear lot for 2.79 acres meeting the zoning requirements for the R 60 zone that was approved by Planning & Zoning on 1/11/10.

D. Sorrentino explained Sheet 3 the shared driveway plan that the engineer prepared for use by the existing cabin used for recreational purposes and the proposed single-family dwelling with the associated grading and the erosion and sedimentation control measures in place He stated that none of the activities to create the driveway are in regulated areas..

D. Sorrentino explained Sheet 2 for the proposed 3-bedroom house with a 24 ft. x 24 ft. attached garage with a one step up into the residence. There will be a walkout basement that the applicant will complete at a later date and that the site is graded to accommodate the future walkout basement.

D. Sorrentino explained the location of the proposed septic system and leeching fields with the associated grading. He stated that the primary septic system is with in the 75 ft. along with the associated grading. He stated that the regulated and that reserve system is located in the 75 ft. regulated area and is 61 ft to the pond.

C. Kinnie stated to let the record show that Glen Norman arrived at 7:45. C. Kinnie appointed G. Serdechny to sit for D. Rubino.

D. Sorrentino stated that the sediment fence will be within the 75 regulated area. He explained that the applicants are placing the location of the proposed house so near the water so as to be able to enjoy the waterfront property that they have owned for a very long time; and they would like to keep the property in a natural woodland to keep them eligible for an open space tax incentive.

C. Kinnie asked if the leaching system could be moved closer to the house. D. Sorrentino explained that to move the leaching system closer to the house because the applicant would like to keep the living elevation the same as the garage, moving it would create a 10 ft. change in elevation for a portion of the foundation. R. Parrette asked if it could be moved above the pink line east. D. Sorrentino stated that the shoreline keeps coming in past the retaining wall that makes the regulated area further in.

C. Kinnie asked the amount of regrading in the regulated area. D. Sorrentino did not have that information available he showed the area to be regarded at the 64 contour wrapping around. C. Kinnie asked the soils type. D. Sorrentino stated that there was Merrimack sandy loam, Sudbury sandy loam and Hinckley in the rest of the property. D. Sorrentino stated that the house is placed to save certain mature large trees on the property. He showed the location of the septic system for the cabin.

C. Kinnie asked if there was consideration for additional landscape features within the regulated area to add to the ground cover. D. Sorrentino other than typical lawn preparation, he did not know. C. Kinnie stated that there should be some sort of ground cover because of the number of trees. D. Sorrentino stated that there should be a shade tolerant grass seed at minimum. C. Kinnie asked D. Sorrentino if he would be willing to add a note to the plan regarding the comment made by the sanitarian. D. Sorrentino stated that he would be willing to add the note and to do more testing.

C. Kinnie asked for questions from commission members. R. Parrette asked about grading it out to the south from the septic system. D. Sorrentino stated that the top of the leaching system and gallery elevation has to be carried out 10 feet down gradient from the primary septic system must be maintained. There was discussion of this matter including that it is a two foot contour interval change in elevation and some kind of ground cover be added other than grass to stabilize the area.

C. Kinnie asked that there be an amount of fill material in the regulated area.

P. Zvingilas asked D. Sorrentino, as a soil scientist, how he determined where the wetlands are located. D. Sorrentino explained that he uses an auger to go into the soils 18 to 10 inches to find the reduced matrix which is the primary color of the soil of 2 or less chroma and evidence of oxidation not higher than 18 inches to the soil surface.

C. Kinnie asked for other questions. R. Parrette made a motion to accept this application and to table it to the next regular meeting on February 18, 2010. L. Laidley seconded the motion. All were in favor. The ayes carried.

B. CC 09-10 Woznica, Casimir, P. O. Box 339, Voluntown, CT 06384. Property location: 170 Mackin Drive, Griswold. Applicant requests approval of residential activity within a regulated area in order to construct a three season room addition to existing 3-bedroom dwelling where the southeast corner is approximately 45 ft from Pachaug Pond and to construct a 22 ft. by 28 ft. detached garage where the southwest corner will be 12.5 ft from the delineated wetland edge. The property is zone R-60.

C. Kinnie asked if there was someone here to represent the application. Norman Thibeault, Killingly Engineering Associates was present to represent Casimir Woznica. He submitted revised plans based on comments by A. Gosselin and by the property owner.

N. Thibeault explained that the property is 18,295 sq. ft. or .42 acres in an R 60 zone, and that there is an application pending in February with the Zoning Board of Appeals to reduce the side yard setbacks and increase the lot coverage. He stated that the lot existed since 1962, and the house is a single-family single-level house with a small kitchen, living room and 3 small bedrooms; and there is a proposed 3 season room and there is a future deck shown on the plans. He stated that based on the comments from A. Gosselin, the garage is moved further to the rear of the lot so that there can be a longer potential repair area for the septic system.

N. Thibeault explained that the lot is constructed completely in fill. There were two test pits done toward the back and the results are on Sheet 2 of the plans showing one test pit with the original top soil at 60 inches and the other pit showed original top soil at 57 inches of fill. He stated that the potential for a reserve septic does not exist because of the fill material. He stated that the primary septic leaching system was installed as a repair in 2004 consisting of 12 inch galleries and Public Health code requires that if you cannot demonstrate a reserve septic, you must show a potential repair area so changes or additions to the building cannot have additional bedrooms beyond what currently is there. He explained that the 3-season room must have a doorway that seals it off from the house, but there cannot be central heating or air-conditioning to create a four-season room.

N. Thibeault explained the existing driveway and the proposed driveway will be along the existing driveway and there is proposed retaining wall because of the proposed septic repair area, the elevation must be maintained so the elevation of the garage must be raised for potential use. He explained the location of the house.

S. Stadnicki asked if there was water on two sides. N. Thibeault stated yes and explained that it is part of Pachaug Pond to the south and a linear wetland that flows into Pachaug Pond. He stated that the rights-of-way was deeded separate from the lots and owned by a separate party in Jamestown, Rhode Island. There was discussion of this matter.

C. Kinnie asked about the wetland if it was a man made swale or naturally occurring. P. Zvingilas stated that it was a swamp. S. Stadnicki asked where Pachaug Pond was actually located. N. Thibeault should the location. P. Zvingilas showed a 1955 photograph of the area showing the location of the wetlands and the pond. C. Kinnie asked if the brook in the photograph ran over the road or under the road. P. Zvingilas stated that it ran through the road. P. Zvingilas submitted recent photographs of the area for the record. There was discussion of this matter including that the lot was mostly gravel fill.

N. Thibeault explained that it is a small lot but that by today's standards this lot could not exist. P. Zvingilas asked whether the soil scientist could delineate the wetlands the way it was done. N. Thibeault stated that it was based on what is there right now. He sent in the letter from the soil scientist. P. Zvingilas stated that under the fill there are wetland soils, and asked if there should be

a note. N. Thibeault stated that there is a defined wetland boundary based on the fill. There was discussion of this matter. C. Kinnie asked if the whole lot is in the regulated area. N. Thibeault stated yes, and that all the activity is in the regulated area.

C. Kinnie stated that there is a problem with regards to the pond and that the elevations are different and the high water mark is 113 feet. N. Thibeault stated that the base elevation was an assumed elevation. C. Kinnie stated that if the high water mark is 113 ft. then all of your contours are less than that making the lot under water. N. Thibeault stated that he was correct and that the survey was done by Erik Seitz who is out of the state for the winter. N. Thibeault stated that he will look into those contour figures. There was discussion of this matter including

C. Kinnie stated that the signature was needed by the soil scientist and it needed to be dated.

L. Laidley asked about the retaining wall distance to the wetland on the site plan but that it is not listed on the application. N. Thibeault explained that the wall 8 feet to the wetland and it was added to this revised plan. There was discussion of this matter.

S. Stadnicki asked N. Thibeault to get the actual distance to Pachaug Pond and where the actual wetland is located. N. Thibeault stated that he will get those distances. N. Thibeault stated that it is between 70 to 75 yards of fill to bring in. C. Kinnie asked about the retaining wall is there or if it is proposed. N. Thibeault stated that the wall was added to maintain the elevation. L. Laidley asked if there will be a swale for the water run off. N. Thibeault stated that it will flow on the driveway.

P. Zvingilas asked N. Thibeault to explain how he would describe how a one-foot retaining wall is measured. N. Thibeault stated that the one-foot wall is built from the starting grade and then it is filled level to the back of the wall and then there will a four-inch wall cap and there will be fabric and a geo-grid to support the soil weight and the activity of the vehicles. He stated that there won't be a lot of fill just to the one foot so that as the grade comes up from the driveway we don't have to grade further toward the wetlands. There was discussion of this matter.

R. Parrette asked if the deck was for the future. N. Thibeault stated yes but we are asking for the activity in this application. There was discussion of this matter. S. Stadnicki asked about the patio and N. Thibeault showed where the patio was located.

P. Zvingilas asked if the sheds on the plan were there now. N. Thibeault stated yes that the neighbors snapped a line and put the sheds in those locations; and that the sheds are actually on the neighbor's property. P. Zvingilas asked how long the property was owned by the application. N. Thibeault stated that he was there twelve or thirteen years. There was discussion of this matter including that there was no variance obtained for the sheds.

L. Laidley asked if test pits were done for the addition. N. Thibeault stated no, that the same soil was found there as when the septic system was installed and stated that it was a driveway now. L. Laidley stated that there should be test pits done because it is closer to the wetlands. N. Thibeault stated that there are wetlands soils underneath because the whole lot was filled. There was discussion of this matter including to reach original grade there must be suitable gravel material to support the footings at 95 percent compaction for the addition which will be on a slab with 40 inch frost walls. P. Zvingilas stated that this then will be based on site conditions where there will be further excavation. N. Thibeault stated that there are architectural plans and engineered designed.

C. Kinnie asked that the area for there garage will be bringing the grade up two feet. N. Thibeault stated that it is about a foot on the east side and 2 ft of fill on the western side of the garage. N. Thibeault stated that this is definitely a difficult site and he had been working with A. Gosselin for it to meet B 100 health code requirements so it is a 3 season room which is 14 ft. x 35 ft., 700 sq. ft.

L. Laidley asked if the block retaining wall was new or existing. N. Thibeault stated that retaining wall along the edge is new because the applicant is experience beach erosion. He explained that the applicant asked him to put in on the plans but that the wall can be removed. L. Laidley stated that it is not on the application. N. Thibeault stated that after the sites walk the application or the plan can be modified based on the commission's recommendation S. Stadnicki asked about the high water mark and that it should go to the DEP. P. Zvingilas stated that it was at 156 when it goes to the DEP. N. Thibeault stated that the wall can be removed if it must go to DEP. There was discussion of this matter.

L. Laidley stated that he did not see a silt fence on the map. N. Thibeault stated that it is labeled in the notes. L. Laidley asked about the sq. footage of the impervious surfaces. N. Thibeault stated that it is 2964 sq. ft. L. Laidley asked if it included the future deck. N. Thibeault stated no because the deck is a wooden structure and the water can fall through it to the ground. There was discussion of this matter.

P. Zvingilas asked the number of variances that the applicant is requesting. N. Thibeault stated that there are two; one for side yard set back for the garage and for the increase in lot coverage. There was discussion of this matter including that the addition is an expansion of a non-conforming area.

C. Kinnie asked if the commission would like to do a site walk. There was discussion of this matter. There was consensus to have the site walk on Sunday February 7, 1010 at 12 o'clock noon.

C. Kinnie asked for other issues to be addressed before the next meeting. The following items were asked to be addressed. 1. What the elevation of the pond is.. 2. The actual locations of the pond and the wetlands. 3. The date and signature of the soil scientist, and 4. What the amount of fill is that is being brought to the site. There was discussion of this matter.

L. Laidley asked what kinds of soil there is under the site. N. Thibeault stated that the soils are the same and when the septic was replaced in 2004 they encountered the same thing. C. Kinnie stated that the excavation of the frost walls can be addressed when we motion on the application that can be conditioned. There was discussion of this matter including that the lot may not have been filled evenly and a temporary stock pile will be shown on the site with the proper e and s measures.

S. Stadnicki made a motion to accept and to table this application to the next regular meeting on February 18, 2010 at 7:30 and to have a site walk on Sunday, February 7, 2010 at 12 noon at the noted property location. L. Laidley seconded the motion. All were in favor. The motion was carried.

5. Reports from the Enforcement Officer

P. Zvingilas stated that he had new reports. C. Kinnie asked for an update on the field well drilling and the mud buggy at the elementary school. P. Zvingilas explained that they put a berm around the field about 2 ft high and the drilling is inside the berm and the muck is contained inside the berm. P. Zvingilas stated that hopefully there won't be heavy rain storms that would cause the berm to fail. There was discussion of this matter including that the some of the silt fences needed to be fixed. P. Zvingilas stated that there was an air quality issue because of the demolition of part of the elementary school but that it is not a wetlands issue.

6. Old Business

There was no old business.

7. New Business

A. Election of officers.

C. Kinnie asked for nominations for chairman. R. Parrette made a motion to nominate S. Stadnicki. S. Stadnicki declined the nomination. S. Stadnicki nominated C. Kinnie as chairman. L. Laidley seconded the motion. C. Kinnie made a motion to nominate R. Parrette as vice chairman. L. Laidley seconded the motion.. The motion was carried. R. Parrette made a motion to nominate S. Stadnicki as secretary. C. Kinnie seconded the motions presented. C. Kinnie asked for other nominations; hearing none, he asked for a motion. All were in favor. The motion was carried.

8. Approval of Minutes

A. Approval of Minutes of the Public Hearing Regular Meeting of December 17, 2009

R. Parrette made a motion to accept and approve the minutes of the public hearing and regular meeting of December 17, 2009. C. Kinnie stated that on page 3 first sentence and that "p. z received a complete, and he thought it should be complaint. D. Szall will make the corrections. C. Kinnie asked vote to approved the minutes as amended. All were in favor. The motion carried.

9. Communications

A. Letter dated December 15, 2009 from Eastern Connecticut Conservation District, Inc. requesting a donation of support.

C. Kinnie asked if the town did a donation on a regular basis. D. Szall stated that she didn't know for sure. C. Kinnie asked here to check the past history on this donation. D. Szall will check with finance.

B. Avalonia Trails Newsletter, Avalonia Land Conservancy, Inc.

C. Streamlines Newsletter, Rivers Alliance of Connecticut, Fall 2009/Winter 2010.

10. Reports from Members

No reports from members.

11. Conservation Commission Matters

No reports were given. P. Zvingilas stated that Robert Stachon passed away and the wake was tonight. There was discussion of this matter including that there will be a memorial service. C. Kinnie asked D. Szall to send a letter of condolence. D. Szall will send a letter of condolence.

12. Adjournment

S. Stadnicki made a motion to adjourn. R. Parrette seconded the motion. All were in favor. The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary