



Town of Griswold



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

GRISWOLD INLAND WETLANDS & WATERCOURSES CONSERVATION COMMISSION

REGULAR MEETING MINUTES

JUNE 17, 2010

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 June 17, 2010 at 7:31 p.m. He explained that the meeting was moved to the Probate Meeting Room due to the Referendum being held in the First Floor Meeting Room.

2. Roll Call & Determination of Quorum

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

Absent: Member Edward (Jay) Waitte, Dean Rubino

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

3. Applications

A. CC 14-10 Woznica, Casimir, P.O. Box 339, Voluntown, CT 06384. Property location: 170 Mackin Drive, Griswold. Applicant requests approval for residential activity within a regulated area in order to construct a 12 ft. x 20 ft. shed within 25 ft. of Pachaug Pond (Existing) and to construct a 10 ft x 24 ft. wood deck on piers within 35 ft. of Pachaug Pond. The property is zoned R-60.

C. Kinnie explained that this application was waiting for a review from the Zoning Board of Appeals. C. Kinnie asked if there was anyone to represent the applicant.

Norm Thibeault, Killingly Engineering, explained that they are looking for a permit for a 10 x 24 foot deck to an addition that was approved by this commission and for a shed that was on the site. He stated that the commission did not have opposition to the deck but for the shed because there was a variance appeal for the shed to be moved from the abutting property and placed 2 ft from the applicant's property line.

He stated the variance for the shed was approved by the Zoning Board of Appeals and that the existing metal shed will be removed. The wooden shed will be located 2 ft. off the property line and the distance from the pond will be 25 feet. N. Thibeault submitted two copies of the site plan for the record.

C. Kinnie stated to let the record show G. Norman arrived at 7:37 p.m.

R. Parrette made a motion to approve CC 14-10 as amended. S. Stadnicki seconded the motion as amended. C. Kinnie asked for discussion. S. Stadnicki asked if there were e and s controls in place. N. Thibeault stated that there was silt fence shown on the plan for the addition and the deck. The shed will simply be moved. C. Kinnie asked for the vote. There were 3 aye votes and 2 nay votes. The motion carried.

C. Kinnie explained a point of order that any discussion must occur before the final vote after which there can be no discussion.

B. CC 17-10 Fasula, Anthony Jr. & Diane, 16 Myrtle Road, Griswold, CT 06351. Property location: 14-16 Myrtle Road, Griswold. Applicant requests approval of residential activity within a regulated area in order to construct 110 linear ft. natural stone/boulder wall along shoreline with work to be done on land side of wall. The property is zoned R-60.

C. Kinnie asked if there was anyone to represent the applicant. Scott Deledda, PCE was present to represent the applicants. S. Deledda explained that submitted a revised copy of the plan showing the changes that included the landscaping where a group of trees will be removed containing a mixture of different shrubs two of which came directly from the erosion control manual, low growing horizontal juniper behind the wall and low growing shrubs behind the juniper. He stated other than the landscaping there were no other changes.

R. Parrette asked if we asked if there was something to be done about the shed. There was discussion of this matter. C. Kinnie stated that the shed has been there for many, many years.

R. Parrette made a motion to approve CC 17-10 with the proper erosion and sedimentation measures in place. G. Norman seconded the motion. C. Kinnie asked for any discussion. G. Norman asked what was there now. S. Deledda stated that there is just an earthen embankment with some shrubs and trees. All were in favor. The motion was carried.

C. CC 18-10 Geer, H. David, 852 Voluntown Road, Griswold, CT 06351. Property location: 118 Lily Pond Road, Griswold. Applicant requests approval for residential activity within a regulated area for development of a single-family house, driveway, well, footing drain, clearing & grinding and e & s control with no activity within a wetlands or watercourse. The property is zoned R-80.

C. Kinnie asked if there was anyone to represent the applicant. Jim McNally, Boundaries, LLC, was here to represent the applicant. He explained that the site was located on Lily Pond Road and is part of a 61 acres parcel of which most of it is underwater. He showed the commission members a copy of the assessors map showing the dimensions of the property and the limits of the wetlands. He stated that the developable upland portion of the property is that on Lily pond road J. McNally stated the Geers purchased this parcel in 1972. C. Kinnie stated that there is probably enough road frontage. J. McNally stated yes. C. K asked how old is the dam at Clayville Pond. There was discussion of this matter.

J. McNally is asking for a permit within the 75 foot buffer and showed where the building set back line was located. He stated that 95 percent of the house is upland of the review area and within the setback lined and that there will be a portion of the garage, a portion of the driveway and well and outlet the footing drains; there will be a walk out basement. He stated that there is approval of the septic system and they have a letter from A. Gosselin dated 5/15/10. The septic system is entirely out of the buffer in the front yard. He showed the stockpile outside the regulated area and that 4 tenths of an acre of the upland will be disturbed. He asked for the commission's approval.

R. Parrette asked if the basement was a full basement and the top of the slab is 197 and the brook is at 196. J. McNally stated yes that the brook is at 196. C. Kinnie asked if anyone knew what the property looked like at the end of March with all the rain. C. Kinnie asked if there was evidence of any high water on the site itself than what is defined now. J. McNally stated that there should have been since there were two storm events with full saturation. L. Laidley asked if the black line was the location of the erosion and sedimentation control measures. J. McNally stated yes and there is a high area in the corner and everything is down gradient from there.

P. Zvingilas stated that there was mottling for Test Pit A at 38 inches, and Test Pit B at 33 inches and that the foundation will be below the mottling line, and asked what does the mottling line represent. J. McNally stated that is why there are footing drains and that the mottling line is the historical high water mark and there is no relationship between flooding and mottling lines based on bacteria that sits there periodically during the spring.. P. Zvingilas asked the where the footing drains come out and asked the elevation of the drains and the brook. J. McNally stated that the drains were at 196.3 and the delineated wetlands are 196. There was discussion of this matter including that there will be swales to drain everything to the back and sheet to the wetlands as it does now

C. Kinnie asked if there was material being brought in for the septic and will there be material for the foundation. J. McNally stated that there will be 200 yards brought in and explained that the garage will be filled and the walls will be supported and showed the location of the garage and the corner where the fill would be located. C. Kinnie asked if the house was raised 1 foot, it would require more fill. J. McNally stated yes. C. Kinnie asked if the taper would be increased. J. McNally stated yes, the bottom of the slope would be extended. C. Kinnie asked the location of the walkout. J. McNally showed where the walk out was located at elevation 196.7. C. Kinnie asked if there was enough height for gravity feed. J. McNally stated yes the invert out is 201.2. There was discussion of this matter of the elevations of the brook, wetlands the lot and if it is in the flood zones.

R. Parrette asked the towns liability. J. McNally stated that the town has zero liability and it is the liability of the engineer that made the plan. There was discussion of this matter.

S. Stadnicki asked what the time limit was on this application and asked if there should be a site walk and if the wetlands have been delineated. C. Kinnie stated that the wetland were delineated on 5/19/10 and signed by the soil scientist. C. Kinnie stated that there is still time on this application. J. McNally asked what would make the commission more comfortable raising the site one foot or 1.5 feet. C. Kinnie stated that if you raise it 1 foot in makes the basement floor 2.5 feet above the brook.

S. Stadnicki asked if the septic system elevation was above the house elevation. J. McNally explained it is up-gradient of the house so it must be 50 feet from the house but the system is still below the house in terms of where it sits in the ground; and the system must be 18 inches above the mottling and the sewer pipe in the system pitch away from the house under ground and the finished grade of the house is up higher. There was discussion of this matter.

P. Zvingilas had concerns regarding flood zones and flooding for this lot. J. McNally stated that the flood zone on the maps is shown as a shaded area and are not shown as elevations in this area. There was discussion of this matter including what defined a wetlands and a watercourse. J. McNally stated that the limits of the flood plan will be drawn on the map.

J. McNally stated that we will raise the house and that this request from the commission is not unreasonable and he did not design the plan. S. Stadnicki asked who designed the plan. J. McNally stated that it was Bob Schuch. J. McNally stated that there can be two steps into the garage and raise the house as high as we can. L. Laidley asked if this will raise the footing drains. J. McNally stated yes and

C. Kinnie if this will change the septic system. J. McNally stated that the pipe will be slightly lower to the foundation. C. Kinnie asked for other questions.

S. Stadnicki made motion to table CC 18-10 to the next regular meeting. L. Laidley seconded the motion. C. Kinnie asked for any discussion. G. Norman asked if there should be a site walk. C. Kinnie asked if Mr. Geer would have a problem if any of the members walked the site. J. McNally stated that the application gave the commission the right to walk the property. C. Kinnie asked the commissioners to give Mr. Geer a call when they want to walk the site. C. Kinnie asked of the vote. All were in favor. The motion carried.

4. Additional Business (New Applications)

There were no new applications.

5. Reports from the Enforcement Officer

P. Zvingilas stated that he looked at Sheldon Road project with Al Gosselin since there was a complaint that there was an odor of oil and tar and that jutting metal was coming from the fill placed there. He stated that there is a mixture of brinks asphalt, metal rebar and old culverts crushed and mixed int. The fill is about 3 feet deep and it has not been covered. P. Zvingilas stated that he will try to get some report from American about the materials being used. He suggested that the neighbor get his water tested so that there is a base line should there be contamination. There was discussion of this matter. C. Kinnie stated that he should get a manifest from American. P. Zvingilas stated that we could get some information from DEP. C. Kinnie stated to send a letter to Tim Skidgell that you and the health department are looking into the matter and to recommend that he get a baseline of his water. P. Zvingilas stated that he will send a letter that this matter is being investigated.

6. Old Business

There was no old business.

7. New Business

There was no new business.

8. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of May 15, 2010

R. Parrette made a motion to approve the minutes as submitted. S. Stadnicki seconded the motion. All were in favor. The motion was carried.

9. Communications

- A. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Spring 2010, Volume XIV Issue 2.

There was discussion of the article regarding the possibility that towns will control placement of cell towers.

- B. CFL News, Volume 15, Issue 2 – May 2010 Connecticut Federation of Lakes

- C. Connecticut Wildlife, May/June 2010 Connecticut Department of Environmental Protection Bureau of Natural Resources, Wildlife Division

9. Reports from Members

L. Laidley stated that there are some old paint and chemicals at the apartment house that were dropped off at Pleasant View and that P. Zvingilas should take a look at it. P. Zvingilas will look at it and ask the owner to remove it.

L. Laidley stated that the water company has supplies for the piping to go over the bridge for the water conduit left at the K of C blocking the sidewalk and has been there for at least 3 months. S. Stadnicki stated that this should be brought to the attention of the Safety Committee. C. Kinnie asked for a motion to send a letter to the Safety committee and the borough. L. Laidley so moved. R. Parrette seconded the motion. All were in favor. The motion carried.

10. Conservation Commission Matters

There were no conservation matters discussed.

11. Adjournment

S. Stadnicki made a motion to adjourn. L. Laidley seconded the motion. All were in favor. The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary