

TOWN OF ESSEX
Inland Wetlands and Watercourses Commission

Executive Board
Daniel Lapman, Chairman
Fred Szufnarowski, Vice Chair

29 West Avenue • Essex, Connecticut 06426
Telephone (860) 767-4340 • FAX (860) 767-8509

Regular Members

Jim Leo
Steve Knauth
Jeffrey Lovelace, Conservation Liaison
Jim Hill, Zoning Liaison
Vacancy, Planning Liaison

Alternate Members

Bill Cook
Andre Roussel

Unapproved

Minutes - Regular Meeting
Tuesday, October 11, 2016

Call to Order and Seating of Members

The regularly scheduled meeting of the Essex IWWC was conducted on October 11, 2016 in Conference Room A, of the Essex Town Hall at 7:00 p.m.

Attending Members:

Dan Lapman
Jim Hill
Jeff Lovelace
Andre Roussel seated for F Szufnarowski
Bill Cook seated for S Knauth

Absent Members:

Fred Szufnarowski
Steve Knauth
Jim Leo

Staff:

Stella Beaudoin, Recording Clerk
Joseph Budrow, Wetlands Enforcement Agent, ZEO

D. Lapman called the meeting to order at 7:00 p.m.

MOTION made by D. Lapman to seat A. Roussel and B. Cook; **SECONDED** by J. Hill; **Voting In Favor:** D. Lapman, J. Hill, J. Lovelace, A. Roussel and B. Cook; **Opposed:** None; **Abstaining:** None; **Approved:** 5/0/0.

Seated for the meeting were D. Lapman, J. Hill, J. Lovelace, A. Roussel and B. Cook.

Approval of Minutes:

- Regular Meeting, September 13, 2016

MOTION made by D. Lapman to table the approval of the September 13, 2016 Regular Meeting Minutes; **SECONDED** by J. Hill; **Voting In Favor** D. Lapman, J. Hill, J. Lovelace, A. Roussel and B. Cook; **Opposed:** None; **Abstaining:** None; **Approved:** 5/0/0.

REGULAR MEETING

There were no new applications

Other Business:

- **October 15th Extension Requests**

Application # 15-10 Ivory Street Bridge Work.

A Permit was previously approved to the Town of Essex, Ivory Street project on an application to allow for the removal of two existing Ivory Street road bridges and to allow the construction of two replacement bridges with wingwalls.

Robert Doane, PE presented on behalf of the Town of Essex stated that he is seeking a modification to allow work after October 15, 2016 to previously issued Permit #15-10 for the reconstruction of Ivory Street. R. Doane stated that this project went out to bid as soon as possible with the schedule accommodating the manufacturing of the box culverts which became available in September. R. Doane stated that second bridge will be demolished on Wednesday, October 12, 2016 and the new bridge will be installed. R. Doane stated that he is seeking an extension through December 15, 2016.

MOTION made by J. Lovelace to **modify Permit #15-10 Ivory Street Bridge Work** to allow work through December 15, 2016; **SECONDED** by J. Hill; **Voting In Favor** D. Lapman, J. Hill, J. Lovelace, A. Roussel and B. Cook; **Opposed:** None; **Abstaining:** None; **Approved:** 5/0/0.

Application #07-01, Essex Glenn Road Construction.

A Permit was previously approved to Application 1-07, for property located at **65-81 Bokum Rd., Essex,** (Map 76 Lot 14) by Landmark Interests, LLC for activities related to a new road in the regulated upland area and associated grading and drainage. This was a three-lot subdivision proposal with the potential of an active adult condominium on Lots 1 and 2. The activities which required the issuance of an inland wetlands permit involved the construction of the entrance road and approximately 800 feet of the roadway within the regulated upland area, removal of debris from a wetland, construction of drainage to the wetlands, and topsoil and seeding of a woods road that bisects one of the wetlands. There was also to be some re-grading and removal of trees along Bokum Road to improve the sight line which is also within the regulated upland area.

Robert Hislop Enterprise Builders representing Essex Glen stated that he is seeking a modification to allow work after October 15, 2016 to previously issued Permit #07-01, Essex Glen for road construction. The work will occur within 100 feet of the wetlands located on the north side of the proposed Essex Glenn Drive. R. Hislop stated that the DEEP permitting approvals took longer than anticipated and there was a late start with the construction. R. Hislop stated that he is seeking an extension to January 15, 2017.

MOTION made by J. Lovelace to **modify Permit #07-01 Essex Glenn** to allow work through January 15, 2017; **SECONDED** by J. Hill; **Voting In Favor** D. Lapman, J. Hill, J. Lovelace, A. Roussel and B. Cook; **Opposed:** None; **Abstaining:** None; **Approved:** 5/0/0.

Application #16-1, Plains Road Barn Site Work

A Permit was previously issued to **Application #16-01 – Charles N. Doane, III, Property situated at 100 Plains Road, Tax Assessor Map 53, Lot 18**. This was an application to replace an existing 20' x 22' barn with a new barn on the same footprint at a point 24 feet from a wetland area.

Charles Doane stated that he is seeking a modification to previously issued Permit #16-1 to allow work through November 30, 2016.

MOTION made by J. Lovelace to **modify Application #16-01 – Charles N. Doane, III, Property situated at 100 Plains Road, Tax Assessor Map 53, Lot 18** to allow work through November 30, 2016; **SECONDED** by J. Hill; **Voting In Favor** D. Lapman, J. Hill, J. Lovelace, A. Roussel and B. Cook; **Opposed:** None; **Abstaining:** None; **Approved:** 5/0/0.

Application #16-5 Mack Lane.

A Permit was previously issued to **Application #16-05 – Paige Lescure, 36 Mack Lane, Essex**. This was an application for two improvements to the property. The first is construction of a detached garage at 16' x 22' that would come to a point 78 feet from the edge of the water. A second improvement would be to allow a 7' x 12' addition to the existing home to a point 39 feet from (Middle Cove) the same point.

Paige Lescure stated that she is seeking a modification to Permit #16-05 for an extension to March 15, 2017 to complete the work.

MOTION made by J. Lovelace to **modify Application #16-05 – Paige Lescure, 36 Mack Lane, Essex** to allow an extension through March 15, 2017 to complete the work; **SECONDED** by A. Roussel; **Voting In Favor** D. Lapman, J. Hill, J. Lovelace, A. Roussel and B. Cook; **Opposed:** None; **Abstaining:** None; **Approved:** 5/0/0.

Application #16-9 – Jerry Gualazzi

A Permit was previously issued to **Application No. 16-9 – Jerry Gualazzi, 102 Mares Hill Road**. This is an application to allow a 40' x 50' accessory garage to a point 35 feet from a wetland area. This proposal included septic tank installation and site grading.

J. Gualazzi stated that he is seeking an extension to March 15, 2017 to complete the work.

MOTION made by A. Roussel to **modify Application #16-9 – Jerry Gualazzi, 102 Mares Hill Road** to allow an extension to March 15, 2017 to complete the work; **SECONDED** by B. Cook; **Voting In Favor** D. Lapman, J. Hill, J. Lovelace, A. Roussel and B. Cook; **Opposed:** None; **Abstaining:** None; **Approved:** 5/0/0.

Application #16-06 – Bokum One, LLC

A Permit was previously issued to Application #16-06 – Bokum One, LLC, Bokum Road, Essex to allow a four-duplex active adult community condominiums with property development and septic systems within 100 feet of a wetland area.

Seamus Mora, PE presented on behalf of M. Bombaci who is seeking an extension to work through to March 15, 2017.

MOTION made by A. Roussel to **modify Application No. 16-06 – Bokum One, LLC, Bokum Road** to allow an extension to March 15, 2017 to complete the work; **SECONDED** by B. Cook; **Voting In Favor** D. Lapman, J. Hill, J. Lovelace, A. Roussel and B. Cook; **Opposed:** None; **Abstaining:** None; **Approved:** 5/0/0.

Correspondence and Invoices

The CT Association of Conservation and Inland Wetlands Commissions (CACIWC) will conduct their 39th annual meeting and Environmental Conference scheduled for Saturday, November 12, 2016 at the Sheraton Hartford South Hotel in Rocky Hill, CT. This is a day-long series of workshops, displays and there will be several key legislative leaders in the keynote speaker panel who will present information on ongoing efforts to enact a state constitutional amendment designed to permanently protect state open space. This panel will also review how the commissions can plan for more ecologically resilient communities in preparation to long and short-term changes to CT habitats that may result from global climate change.

The CACIWC membership reminder that fees associated with membership are due on July 1, 2016.

- There were no invoices.

Wetlands Agent Report - Joseph Budrow reported that he has had communications with Attorney John Bennet related to property owned by M. Picared on 175 Saybrook Road, who is in-process of completing a site plan which will be presented to the IWWC at their November 2016 meeting.

Chair Report – Daniel Lapman: No report.

Planning Commission – Liaison Vacancy: No report.

Conservation Commission – Jeffrey Lovelace, Liaison reported on Quarry Pond at Viney Hill Brook Preserve. An automatic pond leveler was installed last year which is working at 100 % capacity. J. Lovelace stated that the beavers have doubled their lodges and they have cut down a considerable amount of trees in the area of the location of the leveler.

Zoning Commission – Jim Hill, Liaison: No report.

Adjournment

MOTION made by D. Lapman to adjourn at 7:20 p.m. to the next regularly scheduled IWWC meeting to be held on Tuesday, November 15, 2016 at the Essex Town Hall, 2nd Floor Conference Room A,

29 West Avenue; **MOTION SECONDED** by J. Leo; **Voting In Favor** D. Lapman, J. Hill, J. Lovelace, A. Roussel and B. Cook; **Opposed:** None; **Abstaining:** None; **Approved:** 5/0/0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary