

TOWN OF ESSEX  
**Inland Wetlands and Watercourses  
Commission**

**Executive Board**  
*Daniel Lapman, Chairman*  
*Charles Corson, Vice Chairman*

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

**Regular Members**  
*Nancy Arnold*  
*Fred Szufnarowski*  
*Claire Tiernan, Planning Liaison*  
*Jeffrey Lovelace, Conservation Liaison*

**Alternate Members**  
*Steve Knauth*  
*Jim Leo*

**Unapproved**

**Minutes**  
Regular Meeting

**Tuesday, April 9, 2013 at 7:30 P.M.**  
Town Hall, 29 West Avenue  
Second Floor Conference Room B

**Call to Order and Seating of Members**

The regularly scheduled meeting of the Essex IWWC was conducted on April 9, 2013 in the Conference Room A, of the Essex Town Hall at 7:30 p.m.

Attending Members:

Daniel Lapman, Chair  
Chuck Corson, Vice Chair  
Fred Szufnarowski, Regular Member  
Jim Leo, Alternate Member, seated for  
Nancy Arnold

Absent Members:

Jeff Lovelace, Conservation Liaison  
Nancy Arnold, Regular Member  
Claire Tiernan, Planning Liaison  
Steve Knauth, Alternate Member

Staff:

Joe Budrow, Wetlands Enforcement Agent and Zoning Enforcement Agent  
Stella Beaudoin, Recording Secretary.

Mr. Lapman called the meeting to order at 7:30 p.m.

**Approval of Minutes – March 12, 2013**

**MOTION** made by Chuck Corson to approve Minutes of the March 12, 2013 meeting as presented; **SECONDED** by Jim Leo; **Voting In Favor:** C. Corson, D. Lapman, F. Szufnarowski and J. Leo; **Opposed:** None; **Abstaining:** None; **Approved:** 4/0/0.

### Approval of Site Walk March 23, 2013

**MOTION** made by Chuck Corson to approve the Site Walk Minutes of the March 23, 2013 meeting as presented; **SECONDED** by Fred Szufnarowski; **Voting In Favor:** C. Corson, D. Lapman, F. Szufnarowski and J. Leo; **Opposed:** None; **Abstaining:** None; **Approved:** 4/0/0.

### Old Business

**Application #13-4 on behalf of Michael Picard, 141, 147 and 155 Saybrook Road, Essex.** This is an application for 141 Saybrook Road to demo an existing dwelling and replace with a new dwelling to a point 55 feet from South Cove, with a new swimming pool to a point 7 feet from South Cove. And to build a dwelling at 147 Saybrook Road to a point 30 feet from wetlands with a driveway up to 5 feet from wetlands. This application also includes wetland enhancement along southerly property line.

Tom Metcalf, P.E. presented. Mr. Metcalf had previously presented the application to the IWWC and this proposal was tabled pending a site inspection which the Commission has since conducted on March 23, 2013. Mr. Metcalf distributed a letter of opinion from Rich Snarski, Wetlands Scientist.

The property was subject to a variance which was granted for coverage, March 2013. The Gateway Commission forwarded a letter to the Essex ZBA commending Mr. Snarski on the proposed wetland plantings.

Mr. Metcalf presented a summary of the changes to the application.

- The elimination of impervious parking area which will now be a stone surface;
- The patio area will be a permeable paver to introduce infiltration;
- The patio area to the water is currently a lawn area. The proposed landscaping will include additional buffer areas along the side and additional landscaping along the water. This will reduce lawn area, which is a benefit. On the front property, the house and garage have been removed. There is a reduction in building area. The paved driveway has been eliminated and replaced with a stone driveway. Mr. Metcalf stated that another benefit was the wetlands enhancement. The maintained lawn area which was wetlands will be removed and native plants will be installed.

Joe Budrow, Zoning Enforcement Officer and Wetlands Agent introduced into the record a letter from Marcy Balian, CT DEEP in which she states that power equipment is restricted in the wetlands and all of the plantings will be hand-planted.

Mr. Corson stated that the impervious area should have a reservoir of stone and sand which are standard details. Mr. Corson stated that this standard of detail should be maintained in the construction of the impervious area

Mr. Leo stated that he is impressed with the landscaping and the wetlands enhancement.

Mr. Corson stated that the site proposal is in keeping in accordance with what the IWWC looks for. Mr. Corson asked that the application description be amended to add "155 Saybrook Road".

**MOTION** made by Chuck Corson to approve a Permit for **Application #13-4 on behalf of Michael Picard, 141, 147 and 155 Saybrook Road, Essex.** This is an application for 141 Saybrook Road to demo an existing dwelling and replace with a new dwelling to a point 55 feet from South Cove, with a new swimming pool to a point 7 feet from South Cove. And to build a dwelling at 147 Saybrook Road to a point 30 feet from wetlands with a driveway up to 5 feet from wetlands. This application also includes wetland enhancement along southerly property line. Based on the site inspection, the documents presented and on the testimony given at this meeting, the Commission finds that the proposed activity is a regulated activity not involving any significant or major effect upon the inland wetlands or watercourse which occur on the property as defined in Section 2.2 of the regulations and that no reasonable or prudent alternative exists to the proposed plans. The Commission members feel that the proposed activities are well suited to the area.

The Commission makes a Summary Ruling and grants a permit and permission for the applicant to proceed with proposed activity as stated on said application and as shown on plans accompanying the application, *subject to the following conditions:*

1. The areas that are to be pervious in depth will comply to the standards of the industry so as to provide adequate drainage.
2. In accordance with the Commission's Regulations, the activity pursuant to said permit shall be initiated within 5 years of the date of publication and shall be completed within one year of the date of initiation and will occur between March 15<sup>th</sup> and October 15<sup>th</sup> of the year of initiation.
3. Should the applicant determine that the permitted activity will not be completed between March 14<sup>th</sup> and October 15<sup>th</sup> of the year of initiation, the applicant agrees to appear before the Commission and present a plan for the stabilization of the site during the non-permitted months.
4. The applicant agrees to follow the advice and direction of the Town of Essex Enforcement Officer with regard to any field changes she/he deems necessary or may require for the protection of the inland wetlands and water course during the process.
5. The Commission, through its Enforcement Officer, shall be notified in writing upon the initiation of the authorized activity and again upon completion of these activities.

**SECONDED** by Jim Leo; **Voting In Favor:** C. Corson, D. Lapman and F. Szufnarowski, J. Leo; **Opposed:** None; **Abstaining:** None; **Approved:** 4/0/0.

### New Business

**Application #13-8 on behalf of Charles N. Doane, Plains Road, Assessor's Map 53 Lot 18. Essex.** This is an application to demo an existing barn and to build a new 28' x 50' barn on the property to a point 45 feet from a wetland area.

Robert Doane, P.E. presented on behalf of this application. Mr. Doane stated that the applicant would like to replace the existing barn with a new 28' x 50' barn that will be removed as far as possible from the wetlands. The existing barn is dilapidated and needs to be torn down. The applicant stores farm machinery in the barn to include a hay-bailer and a lawn mower. There is an existing wooden floor and there is a basement level in which Mr. Doane used to house animals. A loft for storage will be constructed. Gary Riggio Contractors will remove the barn

Mr. Corson stated that the proposed stockpile area is situated by the wetlands and needs to be moved as far away from that wetland area as possible. Mr. Corson stated that the wetlands that go up to the barn that have been filled in.

Mr. Doane stated that the wetlands go under the barn and the applicant would like to make the land useable again and restore it back to the natural grade. Mr. Doane noted that a State Permit will be issued for the new driveway.

**MOTION** made by Chuck Corson to approve a Permit for **Application #13-8 on behalf of Charles N. Doane, Plains Road, Assessor's Map 53 Lot 18. Essex.** This is an application to demo an existing barn and to build a new 28' x 50' barn on the property to a point 45 feet from a wetland area. Based on the documents presented and on the testimony given at this meeting, the Commission finds that the proposed activity is a regulated activity not involving any significant or major effect upon the inland wetlands or watercourse which occur on the property as defined in Section 2.2 of the regulations and that no reasonable or prudent alternative exists to the proposed plans. The Commission members feel that the proposed activities are well suited to the area.

The Commission makes a Summary Ruling and grants a permit and permission for the applicant to proceed with proposed activity as stated on said application and as shown on plans accompanying the application, subject to the following conditions:

1. Relocation of the stockpile area and slight re-grading in the area of the existing barn to be removed.
2. In accordance with the Commission's Regulations, the activity pursuant to said permit shall be initiated within 5 years of the date of publication and shall be completed within one year of the date of initiation and will occur between March 15<sup>th</sup> and October 15<sup>th</sup> of the year of initiation.
3. Should the applicant determine that the permitted activity will not be completed between March 14<sup>th</sup> and October 15<sup>th</sup> of the year of initiation, the applicant agrees to appear before the Commission and present a plan for the stabilization of the site during the non-permitted months.

4. The applicant agrees to follow the advice and direction of the Town of Essex Enforcement Officer with regard to any field changes she/he deems necessary or may require for the protection of the inland wetlands and water course during the process.
5. The Commission, through its Enforcement Officer, shall be notified in writing upon the initiation of the authorized activity and again upon completion of these activities.

**SECONDED** by Jim Leo; **Voting In Favor:** C. Corson, D. Lapman and F. Szufnarowski and J Leo; **Opposed:** None; **Abstaining:** None; **Approved:** 4/0/0.

### **Other Business**

Mr. Robert Doane, P.E, commented on a future IWWC application on behalf of the Essex Fire Department for the Grader Field area. They would like to build a training facility on the site to include a fence on the back of the property which abuts Bogaert construction, a hydrant and a pavilion. The training facility will be made out of containers which will be 40' long x 80' wide x 8' high.

The IWWC will conduct a site walk on behalf of the Fire Department for the Grader Field area on Thursday, April 11, 2013 at 6:00pm.

**Correspondence and Invoices** - No correspondence and no invoices.

### **Wetlands Agent Report: Joseph Budrow**

- Mr. Budrow reported that he will deliver signage to the property behind the post office on Thursday, April 11, 2013.
- Mr. Lapman commented on two large pipes which are situated on a hill on the outside of a pond on Fordham Road and asked Mr. Budrow to look into it

**Chairman Report:** Daniel Lapman – no report.

**Planning Commission:** Claire Tiernan – no report.

**Conservation Commission:** Jeff Lovelace. No report.

**Zoning Commission:** - no report.

### **Adjournment**

**MOTION** made by Chuck Corson to adjourn at 8:10 p.m. to the next regularly scheduled IWWC meeting to be held on Tuesday, May 14, 2013 at the Essex Town Hall, 2<sup>nd</sup> Floor Conference Room A, 29 West Avenue at 7:30 p.m.; **SECONDED** by Jim Leo; **Voting In**

**Favor:** D. Lapman, C. Corson, J. Leo and F. Szufnarowski; **Opposed:** None; **Abstaining:** None; **Approved:** 4/0/0.

Respectfully submitted,

Stella C. Beaudoin  
Recording Secretary