

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*  
*John Ackerman, Planning*  
*Jeffrey Lovelace, Conservation*  
*Jim Hill, Zoning Liaison*

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

**Unapproved**

**Minutes - Regular Meeting**  
**Tuesday, July 8, 2014**

**Call to Order and Seating of Members**

The regularly scheduled meeting of the Essex IWWC was conducted on July 8, 2014 in Conference Room A, of the Essex Town Hall at 7:30 p.m.

**Attending Members:**

Dan Lapman  
Chuck Corson  
Jeffrey Lovelace  
Jim Hill  
Jim Leo, Alternate seated for Charles Corson  
Steve Knauth, Alternate

**Absent Members:**

Fred Szufnarowski  
Nancy Arnold  
John Ackerman

**Staff:**

Joe Budrow, Wetlands Enforcement Agent  
Stella Beaudoin, Recording Clerk

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

**Approval of Minutes – Regular Meeting May 13, 2014**

The following change was made to the Minutes:

Chuck Corson was listed as an attendant member. Mr. Corson was not at the May 13, 2014 meeting.

**MOTION** made by Jim Leo to approve Minutes of the May 13, 2014 meeting Minutes as amended; **SECONDED** by J. Lovelace; **Voting In Favor:** D. Lapman, C. Corson, J. Lovelace, J. Leo, J. Hill; **Opposed:** None; **Abstaining:** None; **Approved:** 5/0/0.

### Old Business

#### **Regular Meeting**

- **Application 14-5** – Essex Land Trust, The Mill Race, Main Street, Ivoryton. This is an application to perform vegetative maintenance work along the north bank of Fall River within the Mill Race Preserve.

The Essex Land Trust is seeking a Permit to perform work on the maintenance of shrubs and trees on the north bank of the Falls River. The trees to be saved will be marked before the work begins. Equipment utilized will be chain saw, chipper, backhoe and small trucks to remove light debris.

Due to the insufficient number of regular members to constitute a quorum, this application was tabled to the August 12, 2014 regularly scheduled meeting.

- **Application 14-6** – Robert and Pamela Kolp, 24 Cove Ret Pentway, Essex. This is an application to relocate an existing storm drain to outflow onto applicant's property and to replace existing stairs and walkway that lead to a dock.

Tabled to the IWWC August 12, 2014 regularly scheduled meeting.

- **Application 14-7** Essex Meadows property, 30 Bokum Road, Essex. This is an application to add 5 parking spaces within an upland review area.

**Motion** made by Chuck Corson to conduct a site walk on July 15, 2014 at 6:00 pm on behalf of **Application 14-7** Essex Meadows property, 30 Bokum Road, Essex; **SECONDED** by Jim Leo; **Voting In Favor:** D. Lapman, C. Corson, J. Lovelace, J. Leo, J. Hill; **Opposed:** None; **Abstaining:** None; **Approved:** 5/0/0.

- **Application 14-8** Rick Ayotte, 7 Main Street, Ivoryton. This is an application to install a "T" shaped dock into Mill Pond.

Rich Ayotte presented. Mr Ayotte stated that he wishes to install a dock for the purpose of dropping his canoe and kayak. The dock will be constructed of 4' x 4' pressure treated posts. There will be no tree removal during construction, however the trees with poison ivy growth will be cleaned up along with other debris behind the building. There will be no reduction of the riparian buffer.

**MOTION** made by Chuck Corson to approve a Permit for **Application 14-8** Rick Ayotte, 7 Main Street, Ivoryton. This is an application to install a "T" shaped dock into Mill Pond. Based on the documents presented and on the testimony given at this meeting, and the

accompanying documents, 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:

- a. 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.
- b. 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 work with the zoning enforcement officer and present a plan for the stabilization of the site during the non-permitted months.
- c. The applicant agrees to follow the advice and direction of the Town of Essex Enforcement Officer with regard to any field changes he deems necessary or may require for the protection of the inland wetlands and water course during the process.
- d. 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:** D. Lapman, C. Corson, J. Lovelace, J. Leo, J. Hill; **Opposed:** None; **Abstaining:** None; **Approved:** 5/0/0.

**Other Business**

- No other business.

**Correspondence and Invoices**

- No correspondence and no invoices.

**Wetlands Agent Report:**

Joseph Budrow reported on the issuance of the following administrative approvals:

1. Administrative Permit **14A-5, Donald Myer, 5 Rosewood Lane** for the installation of a u/g propane tank within upland review area.
2. Administrative Permit **14A-6, Centerbrook Cemetery Association, Westbrook Road, Centerbrook** for the installation of a landscaped memorial area in an upland review area.

Mr. Budrow commented on a letter dated June 25, 2014 addressed to Theodore and Elizabeth Vecchiarino, 30 Main Street, Ivoryton regarding activity within 100 feet of wetlands at 30 Main Street. There was a removal of a tree and its root ball within 15 feet of a brook. Subsequent grading of the land constitutes a regulated activity which requires an approved wetland permit. Mr. Budrow suggested that the Mr. and Mrs. Vecchiarino visit the Land Use office at which time Mr. Budrow will issue an administrative permit.

Mr. Budrow commented on a letter dated June 18, 2014 addressed to Sapia Builders c/o Nick Sapia, 36 Plains Road, Essex, CT regarding activity within 100 feet of the wetlands at 22 Gates Rd., Essex. An underground propane tank was found to be installed within 10 feet of a wetland area. The installation of the tank was not previously approved and as such this installation is in violation of the Essex IWWC regulation section 6.1. Mr. Budrow requested that Sapia Builders present a site plan and an application must be submitted to the Land Use office at which time a date will be set for Sapia Builders to present before the IWWC.

Mr. Budrow reported on a previously issued IWWC Permit in 2013 to the Essex Yacht Club for the construction of a structure for the use of changing rooms and showers, 50 feet from the water. The building has been constructed and it is situated 39 feet from the water's edge. Mr. Budrow stated that he has informed the management that this structure must be zoning and wetland compliant. The building is constructed on pylons and is currently being utilized. A new IWWC Permit must be issued and the applicant must appear before zoning for the issuance of a special exception permit.

Mr. Budrow reported that there is a property on Comstock on which the septic is leaching. The wetlands border the Falls River. Mr. Budrow will seek remediation from the property owners and issue an administrative wetlands permit.

Mr. Budrow reported on a property located on Main Street in Ivoryton. The homeowner has cut down trees and graded the property down 15 feet from the adjoining neighbor's property. The septic was installed on the front side of the property and grading has been conducted on the rear of the property. Mr. Budrow will seek remediation from the property owners and issue an administrative wetlands permit.

**Chairman Report – Daniel Lapman:**

No report.

**Planning Commission – John Ackerman:**

No report.

**Conservation Commission – Jeffrey Lovelace:**

Mr. Lovelace reported that the three Preserves are in good shape.

The Conservation Commission is also moving forward with mosquito and phragmite abatement.

**Zoning Commission – Jim Hill:**

Mr. Hill reported that the Zoning Commission will conduct a public meeting on signage.

**Adjournment**

**MOTION** made by D. Lapman to adjourn at 8:00 p.m. to the next regularly scheduled IWWC meeting to be held on Tuesday, August 12, 2014 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. Lovelace, J. Leo, J. Hill; **Opposed:** None; **Abstaining:** None; **Approved:** 5/0/0.

Respectfully submitted,

Stella C. Beaudoin  
Recording Secretary