

Unapproved

TOWN OF ESSEX

**Inland Wetlands and Watercourses Commission
29 West Avenue, Essex, CT 06426
essexct.gov**

MINUTES – Regular Meeting

September 11, 2012

Call to Order and Seating of Members

The regularly scheduled meeting of the Essex IWWC was conducted on September 11, 2012 at 7:30 p.m. in the Conference Room A, of the Essex Town Hall at 8:00 p.m. Those members in attendance were Chair, Daniel Lapman, Vice Chair, Chuck Corson, Nancy Arnold, Fred Szufnarowski, Claire Tiernan, Planning Commission Liaison, Steve Knauth, alternate and Jim Leo, alternate.

Absent: Larry Shipman and Jeff Lovelace.

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

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

Approval of August 14, 2012 Minutes

The following changes were noted to the Minutes:

Mr. Szufnarowski stated that “the fourth full paragraph on page 4 is a concise summary of my comments but it does not include the discussion on Lot#3, located between Wetland #1 and the vernal pool.” Mr. Szufnarowski indicated that “at the August meeting I asked if any other commission members had concerns about developing Lot #3 because of its extremely steep side slopes and its proximity to Wetland #1 and the vernal pool. Two other commission members made very good points which demonstrate that the Commission considered development of Lot #3 and its potential impacts on the wetland resource. First, with respect to a potential future failure of the septic system or deleterious run off, Nancy said this would be speculation and the Commission deals with facts – not speculation. And secondly, regarding a potential septic system failure, Chuck acknowledged the concern but said the risk was minimal due to modern design standards and the code requirement for routine pumping. Recognizing that Stella is under pressure to keep the minutes concise, but under the circumstances I think it is important to include the above in the official record.”

Page 6 under Other: Remove the entire text as it is a duplication.

Page 2, last line under #3: "shall be".

Page 2, item #6: correct the spelling of "wetlands".

Page 3, under Other: third line, "to protect".

Page 3, 3rd paragraph: Commissioner Nancy Arnold requested clarification of the resources which assisted in her decision. Within that listing Ms. Arnold cited the following documents: June 5, 2012 Robinson and Cole memorandum and all exhibits A-E; the Town of Essex June 12, 2012 Minutes; the July 3, 2012 Robinson and Cole memorandum with the 10 attachments; the Trunkhaus July 9, 2012 document and the DEEP July 2012 letter to Eric Davidson.

Written Amendments as provided by Fred Szufnarowski:
Page 3, item #4: "Conservation Commission" uppercase.

Page 3, item #5, first word: "The" uppercase.

Motion made by Charles Corson to accept the minutes as amended and as to be amended.

Motion seconded by Claire Tiernan and passed unanimously.

Old Business - No Old Business.

New Business - No New Business.

Application #12-11, Juliano's Pools, LLC on behalf of Glen Brooks, property located at 19 Heron Pond Road, Essex, CT, Assessor's Map 74 Lot 1-9. This is an application for the installation of a 16' x 32' in-ground swimming pool which involves excavation, construction and backfill. The disturbed area will be re-graded.

Steve Oland, Project Coordinator with Juliano's Pools presented. Mr. Oland stated that the pool is proposed to be situated 45 feet from the wetland area and he noted that in order to place a pool anywhere on the property, the wetlands will be encroached upon.

Mr. Budrow stated that the rear yard of this property gradually slopes down, eventually flattens and goes into a conservation easement.

The IWWC will conduct a site walk on Monday, September 17, 2012 at 6:00 p.m.

Other Business

Ms. Arnold thanked Ms. Beaudoin for the record, for her time and efforts in typing the transcript from the Public Hearing.

Correspondence and Invoices

Mr. Corson commented on the magazines Erosion Control and Land and Water which discusses the various types of pavements. Mr. Corson stated that he will keep those publication in his wetlands folder for future use and availability to the commissioners.

Mr. Corson commented on the Spring 2012 publication The Habitat which states that the current law per the CT General Statutes 22a-42d requires each local Wetlands Commission to include one person who has completed the Dept of Energy and the DEEP comprehensive training program.

Reports

Wetlands Agent – Various Agent Approvals: Mr. Budrow stated that he was asked to take pictures of the multifamily house and surrounding property located at 2 Westbrook Road owned by Lab Property Group which is situated next the Centerbrook post office. Since the original complaint, the property in the vicinity of the wetlands has re-grown and as such, there have been discussions to relocate the cable which was installed as a preventative measure to keep trespassers out of the wetland area.

Commissioners were in favor of Mr. Budrow's suggestion to remove of the cable as it is now obscured by the flora and fauna which has grown in, in the past year. "Town of Essex Wetland Protected Area" signage will be posted on posts in prominent locations around this property site.

Motion made by Chuck Corson to authorize Joe Budrow to proceed with those suggestions made this evening on property situated at 2 Westbrook Rd., Centerbrook.

Motion seconded by Claire Tiernan and passed unanimously.

Chairman Report: Daniel Lapman – no report.

Planning Commission: Claire Tiernan – reported that the Public Hearing on the proposed Ingham Hill Road subdivision has been opened by the Planning Commission. Ms. Tiernan indicated that the Planning Commission approved the Foxboro Road subdivision with the condition stipulating the designation of a public access.

Conservation Commission: Jeff Lovelace - no report.

Zoning Commission: Larry Shipman - no report.

Adjournment

Motion made by Dan Lapman to adjourn at 7:55 p.m.

Motion seconded by Nancy Arnold and passed unanimously.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary

The next regularly scheduled meeting of the Essex IWWC will be conducted on October 9, 2012 in Room A of the Essex Town Hall.

The proceedings of the September 11, 2012 Public Hearing were recorded on 1 audio card. Please speak with the Essex Zoning Office for further information.