



TOWN OF ESSEX
Inland Wetlands and Watercourses Commission

Executive Board
Fred Szufnarowski, Chairman
Andre Roussel, Vice Chair

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

Regular Members

Daniel Lapman
Ernest Cook
Jim Leo

Alternate Members

Beth Currie
Michael Furgueson

Unapproved

Minutes - Regular Meeting
Tuesday, January 14, 2020

1. Call to Order and Seating of Members

The regular Meeting of the Essex IWWC was conducted on January 14, 2020 in Room A of the Essex Town Hall at 7:00 p.m.

Attending Members:

Daniel Lapman
Beth Currie
Andre Roussel
Ernest Cook

Absent Members:

Fred Szufnarowski
Jim Leo
Michael Furgueson, Alternate

Staff

Joseph Budrow, Wetlands Enforcement Agent

Audience – There were no audience members in attendance:

MOTION made by E Cook to seat B Currie for F Szufnarowski; **SECONDED** by D Lapman; **Voting In Favor:** D Lapman, A Roussel, E Cook; **Opposed:** None; **Abstaining:** None; **Approved:** 3/0/0.
Discussion: No further discussion.



A Roussel called the meeting to order at 7:00 p.m. Seated for the meeting D Lapman, A Roussel, E Cook, B Currie.

2. Approval of Minutes

- December 10, 2019 Meeting Minutes

MOTION made by D Lapman to approve December 10, 2019 regular meeting Minutes with the following amendments: 1) Page 4 correct paragraph to read “*and* no settlement”; 2) Page 5 under the 3rd bullet, remove “and oil”; 3) Page 6, second bullet add comma after “clear cutting”;

SECONDED by E Cook; **Voting In Favor:** D Lapman, A Roussel, E Cook, B Currie; **Opposed:** None;

Abstaining: None; **Approved:** 4/0/0. **Discussion:** No further discussion.

3. Public Comment

No public comment.

4. Public Hearing

No Public Hearing scheduled.

5. Regular Meeting

6. Receipt of New Applications

There are no new applications at this time.

7. Section 11 Approvals

There were no Section 11 Approvals.

8. Other Business

- **Activity at 57 Main Street, Ivoryton (former IVTN Congregational Church)**

J Budrow spoke about the recent history of the church:

On, or about, December 30, 2019, a 1,000-gallon propane tank was installed to the east of the former Ivoryton Congregational Church. The tank is 67 feet from the building and approx. 45 to 50 feet from the pond behind the building. No wetland permit was submitted for this activity.



J Budrow visited the property to assess the tank and subsequent to this site visit a meeting was scheduled on January 7, 2020 with Gary Dayharsh to discuss the matter. At that meeting G Dayharsh was apprised that he was required to attend a follow up meeting on January 13th to discuss what took place and what will be taking place in the future.

J Budrow presented the following timeline:

Tuesday, January 13, 2020 – IWWC Meeting. 57 Main Street, IVTN placed on the agenda.

Tuesday, January 7, 2020 – A site visit with Gary Dayharsh was scheduled.

Thursday, January 2, 2020 – Site visit to take measurements and to inspect silt fence.

December 30, 2019 – It was observed that there was a 1,000-gallon tank on the property. A quick visit was made to assess.

December 18, 2019 – Building Permit granted for siding and windows.

December 10, 2019 – Building permit issued to install a 1,000-gallon propane tank on premises.

May 20, 2019 – A Special Exception to allow a Wellness Center to be located at 57 Main Street, Ivoryton.

December 2017 – An Application for a Special Exception to convert a church to a 4-family dwelling unit was received by the Land Use Office. It was later withdrawn due to septic system inadequacies.

June 27, 2008 – IWWC Permit granted to allow paving of an existing parking lot that is within 100-foot upland review area.

J Budrow reported that typically when a building permit is submitted to the Land Use office the sanitarian and zoning official are tasked to see if the activity under the building permit has been approved by each. In the case of this tank installation neither the sanitarian nor the ZEO was tasked. The building official saw that the location was outside a flood zone and did not think of zoning or wetlands.



At one point G Dayharsh proposed a large deck off the rear of the building and only the posts would have touched the ground. J Budrow stated that he recalls taking pictures and sending them to the Commission and issuing an administrative permit for the deck. However J Budrow reported observing no evidence of this permit in a file, on his hard drive, or as a discussion topic in any minutes. J Budrow reported that he now feels certain that there was never one submitted, likely due to the fact that the building code requires an elevator and that budget item probably delayed the deck. Thus, no permit.

A Roussel addressed how the church activity became a concern and he requested the submission of a formal plan with application which will be heard for the February IWWC meeting.

D Lapman requested a letter listing what has been done related to the site and when stabilization will occur.

G Dayharsh described a site plan which he shared with the Commission. G Dayharsh described the installed propane tank and the following proposed items:

- 1) Fencing
- 2) Landscape area
- 3) Decks
- 4) Elevator shaft/addition
- 5) Rear sidewalk
- 6) Brick paver labyrinth with pervious pavers.

G Dayharsh talked about a potential partial dredging and noted that there is no improvement for the driveway except for the removal of a crumbled section which is to be replaced by lawn.

G Dayharsh will submit an application and an updated site plan. The tank, the elevator, and labyrinth and decks will be on the plan.

- Robert Doane, PE - Discussion on a potential proposal near wetlands.

Robert Doane presented a potential proposal for a parking plan in Ivoryton in the area where the Mazda dealership was once situated, known as Assessor's Map 57, Lot 37A which is owned by the Ivoryton Playhouse Foundation, Inc. The new owner is conducting an environmental assessment under the stipulations of the Transfer Act. Seventy holes at 3 to 4 feet deep are being dug for soil testing. R Doane suggested a site walk and indicated that the applicant will not begin construction until late spring.

9. Correspondence and Invoices



There was no correspondence and no invoices.

10. Reports

a. Wetlands Official – Joseph Budrow

J Budrow reported on a timber harvest that was target for a property east of Calamari Recycling.

b. Chairperson - Fred Szufnarowski

No report.

11. Adjournment

MOTION made by D. Lapman to adjourn at 7:59p.m. to the next regularly scheduled IWWC meeting to be held on Tuesday, February 11, 2020 at the Essex Town Hall, 2nd Floor Conference Room A, 29 West Avenue; **SECONDED** by E Cook; **Voting In Favor:** D Lapman, A Roussel, E Cook, B Currie; **Opposed:** None; **Abstaining:** None; **Approved:** 4/0/0. **Discussion:** No further discussion.

Respectfully submitted,
Stella Caione, Recording Clerk

