

Unapproved

TOWN OF ESSEX

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

MINUTES – Regular Meeting

January 8, 2012

Call to Order and Seating of Members

The regularly scheduled meeting of the Essex IWWC was conducted on January 8, 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
Jeff Lovelace, Conservation Commission Liaison
Steve Knauth, Regular Member
Jim Leo, Alternate Member seated for Nancy Arnold

Absent Members:

Claire Tiernan, Planning Liaison

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.

Mr. Budrow stated that **Application #13-1** on behalf of **George and Susan Baker, property located at 9 South Cove Lane, Assessor's Map 74 Lot 006, RU District** was received on January 7, 2013 and has been added to the Agenda under Old Business.

Approval of Minutes – November 13, 2012

The following changes are noted in italics:

Page 2, paragraph 2, last line ...”and some tree clearing *were* also conducted”.
Page 4, first paragraph... “Mr. White stated that a 1000 gallon propane *tank.*”
Page 4, second paragraph... “the propane *tank...*”
Page 5, fourth paragraph “Pete Germini *excavators.*”

MOTION made by Fred Szufnarowski to approve Minutes of the November 13, 2012 meeting as amended. **SECONDED** by Jeff Lovelace; **Voting In Favor:** J. Lovelace, C. Corson, D. Lapman, F. Szufnarowski, S. Knauth, and J. Leo; **Opposed:** None; **Abstaining:** None; **Approved:** 6/0/0.

Old Business

Application #13-1 on behalf of **George and Susan Baker, property located at 9 South Cove Lane, Assessor's Map 74 Lot 006, RU District.** This is an application to demolish the existing house and garage and to construct a new garage and house and associated improvements.

The IWWC conducted a site on this property on October 13, 2012.

Attorney Lomme presented. Mr. Lomme stated that the existing house will be demolished as will the existing garage and both structures will be replaced. The grade of the property will not be affected by the proposed construction. Mr. Lomme stated that the applicant proposes to change the driveway, pathways and patios to pervious surface which will reduce the all-over impervious surface by 6.5%. The house will be moved out of the 60' setback and a patio will be constructed one-foot off of the natural grade. There will be no fill added east of the house where the cove is situated.

Mr. Corson stated that the base course underneath the pavers need to be constructed so as to facilitate the water flow.

Two letters were received for the record; Claire Matthews, 3 South Cove Lane dated October 14, 2012 stating her support of this application and a letter from Cameron Staples, at 4 South Cove Lane dated November 5, 2012 stating his support of this application. This property was granted a variance from the Zoning Board of Appeals and the decision is in appeal from a neighbor.

MOTION made by Fred Szufnarowski to grant a Permit for **Application #13-1** on behalf of **George and Susan Baker, property located at 9 South Cove Lane, Assessor's Map 74 Lot 006, RU District.** This is an application to demolish the existing garage and house and construct a new garage and house and associated improvements. Based on the documents presented and on the testimony given at this meeting along with the site inspection, 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 pavement under-course will be pervious.

2. The applicant will seek a modification of the IWWC Permit if there is any zoning action that would increase impacts to the regulated area.
3. 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 15th and October 15th of the year of initiation.
4. Should the applicant determine that the permitted activity will not be completed between March 14th and October 15th 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.
5. 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.
6. 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 Steve Knauth; **Voting In Favor:** S. Knauth, J. Lovelace, C. Corson, D. Lapman, F. Szufnarowski, and J. Leo; **Opposed:** None; **Abstaining:** None; **Approved:** 6/0/0.

New Business

No new business.

Other Business

Mr. Corson commented on a 3.46 acre vacant lot property on Westbrook Road for which permission was granted at the April 2012 regularly scheduled IW meeting to clear the lot of vegetation and to replace with trees, grass and plants. The property was previously clear cut and a wetland violation was incurred in 2006. As per the 2006 application, the restoration of the wetlands was made a requirement of the IW Permit. Mr. Corson stated that there is now exists a pond on the property. A brief discussion ensued on remediation efforts.

- **Election of Officers**

MOTION made by Fred Szufnarowski to nominate Dan Lapman as Chair and Chuck Corson, Vice Chair. **SECONDED** by Steve Knauth; **Voting In Favor:** S. Knauth, F. Szufnarowski, D. Lapman, C. Corson, J. Leo and J. Lovelace; **Opposed:** None; **Abstaining:** None; **Approved:** 6/0/0.

- **Approval of the 2013 meeting schedule**

MOTION made by Chuck Corson to approve the 2013 meeting schedule as presented.
SECONDED by Steve Knauth; **Voting In Favor:** D. Lapman, F. Szufnarowski, C. Corson, S. Knauth, J. Lovelace and J. Leo; **Opposed:** None; **Abstaining:** None; **Approved:** 6/0/0.

Correspondence and Invoices - No correspondence and no invoices.

Wetlands Agent Report:

- Mr. Budrow stated that the CT General Assembly amended the Inland Wetlands and Watercourses Act (IWWA) with the passage of Public Act No. 12-151 and distributed materials relevant to that Public Act.
- Attorney Campbell Hudson will present to the IWWC at the February, 2013 meeting to discuss the issue of IWWC jurisdiction within the tidal wetlands.

Chairman Report: Daniel Lapman – no report.

Planning Commission: Claire Tiernan – no report.

Conservation Commission: Jeff Lovelace

Mr. Lovelace reported that at the January 3, 2013 special meeting, Kay Tucker was elected Chair and Jeff Lovelace was elected Vice Chair of the Conservation Commission.

Zoning Commission: - no report.

Adjournment

MOTION made by Dan Lapman to adjourn at 7:50 p.m. to the next regularly scheduled IWWC meeting to be held on Tuesday, February 12, 2013 at the Essex Town Hall, 2nd Floor Conference Room A, 29 West Avenue at 7:30 p.m.; **SECONDED** by Fred Szufnarowski; **Voting In Favor:** F. Szufnarowski, D. Lapman, C. Corson, S. Knauth, J. Leo and J. Lovelace; **Opposed:** None; **Abstaining:** None; **Approved:** 6/0/0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary

The audio proceedings of the January 8, 2013 IWWC meeting was recorded on 1 card. Please speak with the Essex Zoning Office if you wish to obtain an audio of this meeting.