



Inland Wetlands and Watercourses Agency

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REGULAR MEETING MINUTES

Inland Wetlands and Watercourses Commission

Thursday, July 11, 2024 at 7:00 PM

This meeting was held remotely, via Zoom.

CALL TO ORDER: Meeting was called to order at 7:00 PM by Chairman P. Bassermann

ROLL CALL: Chairman P. Bassermann, Commissioners D. Goclowski, C. Begemann, M. Papantones, M. Ormrod, and S. Botta. Also present was IW Agent J. Frederick and Associate K. Blanchette

1) **MINUTES FOR APPROVAL:**

- a) June 27, 2024 Regular Meeting Minutes-Commissioner D. Goclowski made a motion to approve the minutes from June 27, 2024. Commissioner M. Papantones seconded. Motion carried unanimously.

2) **PUBLIC HEARINGS:**

- a) IW#24.02.02 | 1-17 Beacon Hill Road and Beacon Hill Road (formerly part of property known as 83 Rose Hill Rd) | New Active Adult Residential Community
 - i) TABLED - Public hearing was continued from June 27 to July 25 meeting-No Discussion occurred.

3) **APPLICATIONS FOR REVIEW:**

- a) IW#24.05.01 | 1201 West Main St | Construct proposed 1850 sf drive thru oil change facility including parking and storm drainage system
 - i) TABLED – applicant is working to address comments-IW Agent updated the commission that the test pits that were requested by the commission were done 7/10/2024, and the applicant is currently working on revising the plans with the new information that was provided by the test pits.
- b) IW#24.06.02 | 329 (aka 325) East Main Street | PDD - mixed use commercial and residential-IW Agent J. Frederick informed the commission that revised plans had been received a few hours ago, however she has not had enough time to review them. Attorney John Knuff for the applicant noted that a previous iteration of the plan was approved by the commission last year, and applicant feels this is a minor change, and in their opinion a better plan as they are now adding an additional acre of greenspace. Application stays within the existing limits of disturbance on the site. They are reusing the 3 existing outlets. Keeping 2 of the “offline” stormwater structures already on site and replacing the third that is currently located in conflict with a proposed building with an “online” hydrodynamic separator. Commission questioned the decision of updating one of the structures but not the other 2. Discussion to be continued to the July 25 meeting after there has been sufficient time for staff to review the recently submitted materials.

4) **ENFORCEMENT:**

- a) CC#19.09.01 | 76-80 Pent Rd | vegetation removal
 - i) Consider lifting order-IW Agent J. Frederick gave some history of the site. A recent site visit was completed and the replanted areas look good although some areas appear to be overgrown and there are some invasives that they should consider removing. Commission viewed photos that were taken during the site visit and are satisfied with the success of the replanting. Commissioner S. Botta made a motion to lift the order for meeting the requirements of the Cease and Correct order and the current conditions of the site. Commissioner M. Ormrod seconded the motion. Motion carried unanimously.

- b) CC#24.07.01 | 1, 5 and 7 Beacon Hill Rd | vegetation removal & earth disturbance within wetland and adjacent upland area
 - i) Show cause hearing-property representative was unable to attend, but planning on being at the July 25 meeting. Commission discussed the activity that occurred and questioned whether there was any immediate concerns that IW Agent had about the area (i.e. erosion). Agent J. Frederick stated she does not have any immediate concerns at that time. Commission continued the just cause hearing until August 22 due to the amount of business already on the agenda for July 25 and there is no immediate concern of instability in the area that was cleared.

5) OTHER BUSINESS:

- a) Regulation revision to address 2023 changes to the Connecticut Stormwater Quality Manual and Connecticut Guidelines for Soil Erosion & Sediment Control – discuss timing and process-IW Agent J. Frederick reviewed the necessary changes that needed to be made to the regulations to comply with the new stormwater guidelines from the state. Commission reviewed proposed changes and recommended some changes for J. Frederick to add in terms of grammar and wording. Commission requested J. Frederick to make the proposed revisions and send the proposed regulation revisions for the state to review prior to the public hearing to be scheduled for August 22, 2024.

6) APPLICATIONS FOR RECEIPT:

- a) IW#24.07.01 | 34 Howard Ave | retaining wall, front walk, parking area and landscaping-application was only for receipt, and no discussion was had. Will be heard at the July 25 meeting.

7) AGENT REVIEWS: none currently

8) CORRESPONDENCE AND ANNOUNCEMENTS:

9) ADJOURNMENT: The meeting was adjourned at 8:45 pm by Chairman P. Bassermann.

Respectfully submitted,