

MINUTES – REGULAR MEETING
SEYMOUR INLAND WETLANDS COMMISSION
MONDAY, MARCH 26, 2012
NORMA DRUMMER ROOM, SEYMOUR TOWN HALL

Members in Attendance: Bill Banks, Elise Wood, John Conroy, Ralph Noel,

Members Absent: Steve Plotkin

Also Present: Peter Jezierny, Inland Wetlands Enforcement
Office, Eric Swift, Nafis & Young

Chm. Banks called the meeting to order at 7:30 p.m.

MOTION: E. Wood/J. Conroy, to add under Old Business collecting
Wetlands fees for the Kerite project and demolition.
Motion Carried 4-0.

MOTION: J. Conroy/E. Wood to add Lot 19, Smith Haven Subdivision
Motion Carried 4-0.

1. Lot 6, Fieldstone Woods Subdivision, Mountain Road

Attorney Dominick Thomas and Brian Nesteriak were present. Atty. Thomas stated that this is an application for a regulated activity within the upland review area. There is no proposed filling or grading within the wetlands. There is no significant activity or significant impact to the wetlands. Atty. Thomas stated that the Commission members did site walks and some comments have been added to the maps.

Brian Nesteriak stated that he met with the Commissioners on individual site walks. He stated that the Commissioners requested that they keep as many trees as possible. He stated that they surveyed the mature trees and added limit of activities to the plans as well as the trees that will be saved. They have also added the location of the wetland markers.

Otto Thiel, Soil Scientist, stated that he delineated the wetlands. He stated that there will still be a buffer behind the house. He stated that he did not think there are any direct impacts on the wetlands from this proposal.

Mr. Conroy stated that it will be necessary to make sure that the soil and erosion control measures are in place and to closely monitor this project. Mr. Thiel stated that they could add a row of hay bales in addition to the silt fence. Mr. Conroy stated that he could be a double silt fence.

Mr. Nesteriak stated that there is a stone wall on the property and their plan is to make it higher and reinforce which will help with stabilization. He stated that they do not have any plan to lengthen the stone wall but if the Commission would like that done they would be in agreement. Mr. Banks stated that he did not feel it needed to be lengthened, just rebuild and also have double silt fence with haybales. Mr. Thiel

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asked on what sides and Mr. Conroy felt that it should be on the driveway side. Mr. Conroy asked where the materials will go and Mr. Nesteriak stated that there is not a lot of materials, just from the foundation. He stated that they will use it on site.

MOTION: E. Wood/R. Noel to accept the application for Lot 6, Fieldstone Woods Subdivision
Motion Carried 4-0.

Mr. Conroy asked if all fines issues on this project were paid and Mr. Jezierny indicated that they have been.

MOTION: R. Noel/E. Wood to grant the permit for Lot 65, Fieldstone Woods Subdivision.
Motion Carried 4-0.

1. Kerite Company - Fees – Demolition and Repairs

Mr. Banks stated that at last month's meeting it was determined that they would agree to pay the fees set by Nafis & Young. Mike Horbal stated that he received a phone call from Phil Dupuis, Facilities Manager at Kerite regarding the fees. Mr. Jezierny stated that he spoke with GEI Consultants and they said that the fees will be \$7,600.00 and they will deliver the State of Connecticut fee directly to the State.

Mr. Banks stated that they want to get ed ng utilities going through the field. They want started on this project on March 28, 2012. Mr. Jezierny stated that the demolition plans will be given to Jim Galligan so that he could sign off on them. Mr. Banks noted that during the demolition work there will be no equipment in the water. It was noted that the patio on top has to be removed and the brick wall as well. There is also a series of conduits which will be removed.

3. Lot 19, Smith Haven Subdivision

MOTION: J. Conroy/R. Noel, subject to the submittal of a detailed site plan in accordance with the current Inland Wetlands Regulations, the Commission finds that a "reasonable" development of this lot would be approvable by the Inlands Wetlands Commission.
Motion Carried 4-0.

MOTION: R. Noel, E. Wood to add to the agenda – Conspan Bridge Lot 5, William Lane

Mr. Banks stated that he spoke with Atty. Fred Stanek about adding a caveat to the deed for this property when it is sold. Atty. Stanek advised that caveats are no longer an acceptable practice. He stated that if there is a note on the subdivision map that

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discusses the location and type of crossing that is the notice that it has to be done by anyone who purchases the lot. Mr. Conroy stated that the Conspan bridge was required for this lot. He stated that if the developer sells the lot the new owner will have to figure out the cost of the bridge. Mr. Jezierny stated that if the lot is sold a title searcher would look at the subdivision map and will note that this is on the map and has to be done. Mr. Jezierny stated that he also spoke with Atty. Stanek and he would be willing to come to the next meeting to discuss this with the Commission. Mr. Noel stated that the thought that the bridge was to be ut in by the developer and asked if the bond was still on this project. Mr. Conroy stated that the bond has been reduced but he did not feel that the remaining amount is enough to build the bridge. Mr. Conroy stated that the bond should remain in place until the bridge is done. Mr. Jezierny stated that the Commission could write to Planning and Zoning and express their concerns about this project. He stated that the Commission could state in the letter that it is not in the best interest of the Town to release the bond. Mr. Banks felt that Atty. Stanek should be at the next meeting to discuss this matter with the Commission. Eric Swift stated that he will speak with Jim Galligan and Dave Nafis about this situation and make them aware of it so that P&Z does not release the bond.

4. Commissioner Training

Mr. Banks passed out information regarding the 2012 Commissioner training program. He stated that anyone interested in attending should inform Mr. Jezierny.

5. Minutes , Regular meeting February 27, 2012.

MOTION: R. Noel/J. Conroy to approve the minutes of the regular meeting
02/27/12.
Motion Carried 4-0

331 Roosevelt Drive,

Mr. Jezierny stated that he received a call that someone was cutting down trees at this address. This is a very small piece of property. He went out to the site and a lot has been cleared and grubbed. There are no erosion controls in place. He stated that a cease and desist order was issued and a letter sent to him to put in the proper soil and erosion controls and contact the office regarding the work done.

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Mr. Banks stated that he sent a letter to the First Selectman informing him that according to the charter the Commission shall have five members but no alternates. He stated that he asked how to go about getting alternate members on the Commission.

MOTION: E. Wood/R. Noel, to adjourn the meeting.
Motion Carried: 4-0.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted:

Maryanne DeTullio, Rec. Secretary