

TOWN OF BARKHAMSTED
INLANDS WETLANDS COMMISSION WATER POLLUTION CONTROL AUTHORITY
SPECIAL MEETING MINUTES
BARKHAMSTED TOWN GARAGE
TUESDAY APRIL 14TH 2026 7:00PM

APPROVED: _____

DATE: _____

PRESENT: Chairperson Linda Ganem, Inlands Wetlands Enforcement Officer (IWEO) Debra Brydon, Jon Simon, Chris Tooker, Ian Osborn, Alternate Mike Derohn, and Linda Ciboroski.

ABSENT: Martha Sullivan and Jerry Maher.

Meeting was called to order at 7:02pm by Chairperson, Linda Ganem.

1. NEW APPLICATIONS:

- A. ZYGMONT, BRYCE, APPLICANT, MARAGNANO, LAURA, OWNER, 13 OAKLAWN DR.
APPLICATION FOR REPAIR OF SWALE AND DRIVEWAY AT RESIDENCE.

Mr. Zygmont began the meeting by showing the Board pictures of the damaged drainage swale located at 13 Oaklawn Drive and his proposed plans for repair. These repairs include a back flow preventer for any future water as well as hay bales for erosion control during reconstruction. He stated this work is to be completed in approximately one weeks' worth of time and will have visible but minimal damage to the surrounding wetlands.

MOTION made by Chris Tooker, seconded by Ian Osborn, to allow the application to be considered an Agent Determination by the IWEO, Debbie Brydon. Motion Passed.

- B. ROGERS, SCOTT, APPLICANT, PARSONS, DAVID, OWNER, 71 E. WEST HILL RD. APPLICATION FOR TIMBER HARVEST WITH WETLANDS CROSSINGS.

Mr. Rogers presented to the Board his intentions to harvest timber from 71 E. West Hill Rd, he explained that the property has been selectively harvested on several previous occasions. The property has been sectioned off into lots labeled A,B,C, and D; each lot contains species that are overgrown and suffering from decay due to invasive insects. Thinning this property will help the ecosystem by providing more sunlight to the species currently not getting enough due to the overgrowth as well as the removal of the infected wood. He intends to do this project in phases beginning with sections A and B, followed by section C in June. He stated he will be utilizing telephone poles across the wet areas to minimize the damage from equipment and trucks during this project. The staging areas will be at the end of the properties on the side of the road. Spill kits will be available.

MOTION made by Ian Osborn, seconded by Chris Tooker, to approve the Timber harvest application, as presented, as a use of right to be monitored by the IWEO, Debbie Brydon. Motion Passed.

C. COUNTRY BOYZ LLC., APPLICANT/OWNER, 103 NEW HARTFORD RD. APPLICATION FOR EXCAVATION FOR CONSTRUCTION SITE.

Neither applicant nor engineer were present during meeting, IWEO Debra Brydon presented all notes and plan in applicant's absence. A map of the property was presented for the Board. Mrs. Brydon notified the Board that at this time not all necessary documents and approvals are available, but the property owner has submitted them with the state and FVHD. She then proposed the Board accept the application and allow the property owner to submit the missing documentation at the next meeting.

MOTION made by Chris Tooker, seconded by Linda Ganem, to ACCEPT application, as regulated, significant and set the public hearing for June 2nd 2026 at 7pm at the Barkhamsted Community Room at the Town Garage. Motion Passed.

D. 245 NEW HARTFORD RD LLC., APPLICANT/OWNER, 245 NEW HARTFORD RD. APPLICATION FOR NEW SITE PLAN AND CHANGE OF USE FOR STOCKPILING CONSTRUCTION MATERIALS.

Mr. Hock provided a large scale map to the Board that included his plan to store construction materials. These stockpiles include materials such as: screened top soil, screened asphalt millings, and varying sizes of crushed and or decorative rock. He reassured the board that the stockpiles will be placed within his 100' setback, that the property is not pitched and is relatively flat, these stored materials are for his business use- not for resale, and he intends to place a 4ft berm around the property to prevent any material from washing into the wetlands area.

MOTION made by Jon Simon, seconded by Chris Tooker, to ACCEPT the application as regulated significant and set for public hearing on June 2nd 2026 at 7pm at the Barkhamsted Community Room at the Town Garage. Motion Passed.

2. PUBLIC HEARINGS:

A. BOTTINO, NICHOLAS AND VALLERAND, JASON, APPLICANTS/OWNERS, 31 WEST HILL RD. AFTER THE FACT APPLICATION FOR DRIVEWAY CULVERT FOR PROPOSED LOT. BOTH APPLICATIONS WERE HEARD AT THE SAME TIME.

Applicant engineer Dave Whitney of David F. Whitney Consulting Engineers began the presentation by reiterating where the property is located, its dimensions, and the diversion of the watercourse. He explained where the evaluated active wetlands and estimated wetland markers were using a map. He then followed this with explaining that the sections where the two driveways cross the wetlands are the most feasible and logical areas as the property's topography ranges from wetlands to extreme high percentage grade ledge slopes. Due to the ranging topography of the property, he explained that he has placed

several culverts along the driveways for both lots 1 and 2 to help keep the natural flow of water without washing out the access to the homes. This work does have to occur in the wetland area marked at the roadside of the property, but once completed will not change the output amount of water, will keep the natural flow of the water (north), and will have proper erosion control. He does not anticipate any blockages as the piping is rated for a 100-year storm and slightly oversized as the water flow has the potential to vary in amount based on rainfall. No permits for a septic installation have been submitted at this time. He concluded his presentation by reading the recommendations from a letter by the Town Engineer Thomas Grimaldi (see attached). The floor was then opened to the Board for any questions.

The Committee members questioned Mr. Whitney extensively about drainage calculations, possible alternative locations for the driveways, where the FVHD approval stood for the well/septic applications, long term maintenance plans, and who would be doing the work for the repair of the diverted stream and pipe replacement.

Mr. Whitney reiterated that the placement for the driveways was the most feasible as a shared driveway was not an option for this property, as suggested by committee member, Jon Simon. He did not have the drainage calculations with him at the time of the meeting but would submit them as soon as he was able. The property owners, Jason Vallerand and Nick Bottino voiced how they intend to be the ones doing the repair work to the currently diverted stream. With the culverts being slightly oversized there should be no need for long term maintenance aside from minor vegetation removal; during the project there will be a double row of hay bales for erosion management. The floor was then opened to the public.

Several neighbors of the property voiced their concerns that they would be more comfortable if a licensed contractor was the one to complete the repair of the stream; while others stated they felt the property owners were capable of doing the work but suggested someone from the committee or the town check in periodically on the progress of work. There were also concerns as to where the water will be directed to, as there is a farm that is in the northern direction of the current water path.

Mr. Whitney joined the conversation again to state that the water will be flowing in the direction it has always flowed and this project will not add any additional water. He also explained that 1/4th of an acre will be disturbed during this project for lot 1 and 1/10th of an acre for lot 2. Brief discussion about potential blasting on site occurred. Board members explained blasting is not an inlands/wetlands issue but should be handled with the Fire Marshall and Building Inspector. Mr. Bottino voiced his concerns for the short window to do work (approximately June-August) as it is the driest in this time frame and as any more delays will potentially put the work back another year. Mr. Whitney then asked the Board for a special meeting in May for application determination. The Board denied the request for a special meeting in May and continued the hearing until the regular June meeting set at 7pm.

- B. BOTTINO, NICHOLAS, AND VALLERAND, JASON, APPLICANTS/OWNERS 31 WEST HILL RD. APPLICATION FOR PROPOSED 2 LOT FREE SPLIT WITH DRIVEWAY WITH TWO CULVERTS.

See notation above.

3. PENDING APPLICATIONS:

- A. BOTTINO, NICHOLAS AND VALLERAND, JASON, APPLICANTS/OWNERS, 31 WEST HILL RD. AFTER THE FACT APPLICATION FOR DRIVEWAY CULVERT FOR PROPOSED LOT.

Hearing continued until June 2nd 2026 at 7pm. At the Community Room at the Barkhamsted Town Garage.

- B. BOTTINO, NICHOLAS, AND VALLERAND, JASON, APPLICANTS/OWNERS 31 WEST HILL RD. APPLICATION FOR PROPOSED 2 LOT FREE SPLIT WITH DRIVEWAY WITH TWO CULVERTS.

Hearing continued until June 2nd 2026 at 7pm. At the Community Room at the Barkhamsted Town Garage.

4. INLAND/WETLANDS ENFORCEMENT OFFICER'S REPORT

IWEO Debra Brydon asked the Board for an Agent Determination. For 19 Ratlum Mountain Road to complete the drainage work started by Greenline Construction, LLC.

Motion made by Chris Tooker, seconded by Ian Osborn, to TRANSFER the permit for 19 Ratlum Mountain Road from Greenline Construction LLC to Mike Derohn and allow Debra Brydon to give an Agent Determination for the continuing work. Motion Passed.

Motion made by Ian Osborn, seconded by Chris Tooker, to TRANSFER the permit for 103 Goose Green Road from Dennis Alex to Daniel and Amy Reeve, as amended. Motion Passed.

5. APPROVAL OF MINUTES

Motion made by Ian Osborn, seconded by Jon Simon, to APPROVE the March 9th 2026, Special Meeting minutes, as presented. Motion Passed.

6. CORRESPONDENCE: NONE.

Motion made by Jon Simon, seconded by Ian Osborn, to ADJOURN at 9:20pm. Motion Passed.

Respectfully submitted,

Emily McCarthy