

**TOWN OF BARKHAMSTED
INLAND WETLANDS COMMISSION
WATER POLLUTION AUTHORITY
TUESDAY, JULY 7, 2026
BARKHAMSTED TOWN COMMUNITY ROOM AT THE TOWN GARAGE
MINUTES**

APPROVED: _____

DATE: _____

PRESENT: Inland Wetlands Enforcement Officer (IWEO) Debra Brydon, Chairperson Linda Ganem, Martha Sullivan, Chris Tooker, Ian Osborn and Alternate Mike Deroehn. Mike Deroehn was seated for Jerry Maher.

ABSENT: Jerry Maher Jr., Jon Simon, Linda Ciborowski

1. NEW APPLICANTS: NONE

2. PUBLIC HEARINGS:

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

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

David Whitney of Consulting Engineers, LLC., and applicants were present. Tom Grimaldi, the Town Engineer did his final review on the updated plans and sent his recommendation for approval with conditions. David Whitney stated that he was in agreement, as well as his clients. Tooker made a motion to close both Public Hearings, seconded by DeRoehn and unanimously approved.

**COUNTRY BOYZ, LLC., APPLICANT/OWNER, 245 NEW HARTFORD RD.
APPLICATION FOR EXACAVATION FOR CONSTRUCTION SITE**

The applicant and his engineer, Joe Green requested an extension till the next meeting in August so they could have more time for soil testing.

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

Applicant Dakota Hock also requested an extension until the August meeting as he hired a new Engineer.

PENDING APPLICATIONS:

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

Motion was made by Tooker to approve the application for the after the fact work on Lot No. 1 and the construction of a single family residence, as per oral and written testimony with the following conditions:

1. Final approved plans shall have live signature and embossed seal of the Engineer of Record. These shall be submitted to the Town of Barkhamsted Land Use Administrator prior to any construction.
2. The Erosion and Sedimentation Control Measures Bond is set at \$5,000 per lot. The bond shall be a cash bond payable to the "Town of Barkhamsted"
3. A Pre-Construction Meeting is recommended with the Town staff prior to the start of construction to inspect E & S control measures and to discuss construction sequencing/phasing.
4. During the construction process, the Owner/Contractor shall add erosion and sedimentation control measures as deemed necessary by the Town of Barkhamsted staff and/or the Consulting Town Engineer.
5. Inspections of the erosion and sedimentation control measures shall be completed daily, prior to impending inclement weather, and after every rain storm event of 0.5 inches of rainfall or greater. The required repairs and/or maintenance of all erosion and sedimentation control measures shall be completed by the Applicant immediately after the inspection(s) and until a permanent vegetated cover is established (70% turf establishment shall be required).

6. Inspection requirements, by the Consulting Town Engineer, shall be determined by the Commission.

7. Review and approval by the Farmington Valley Health District is required prior to the issuance of a Building Permit.

8. Prior to the issuance of the zoning permit, the following shall be met:

a. Posting of the erosion and sedimentation control bond as set by the Consulting Town Engineer.

b. The Applicant shall apply for a Town of Barkhamsted Driveway Permit.

9. An As-Built Site Improvement and Grading Plan in accordance with Town “Existing Conditions and As-Built Survey Requirements,” shall include topography/locations of all altered areas within the limit of disturbance, to include but not limited to the drainage improvements. Said map shall be submitted to the Consulting Town Engineer and the Land Use Administrator for review/approval, after all the site work is completed, and prior to requesting the release of the E & S Bond. Said map shall be prepared by a State of Connecticut Registered Land Surveyor.

10. A final site inspection shall be completed by the Land Use Administrator and/or the Consulting Town Engineer prior to the release of the Erosion & Sedimentation Control Bond. Please note: This inspection shall only take place after receipt of the As-Built Site Improvement and Grading Plan, as required in item #9 above.

11. Any revisions to the approved plans, as required by other reviewing entities, whether private, local, state, and/or federal, shall be submitted to the Town of Barkhamsted for review/approval.

12. Permanent markers shall be placed at 100 to 200 feet intervals along the surveyed wetlands boundaries.

13. Activity should follow the 2002 Sedimentation and Erosion Guidelines, and be noted on the plan.

14. Inland/Wetlands Enforcement Officer to be notified one week prior to construction, in writing.

15. Any excess materials shall be removed from site. (i.e. no stockpiling)

16. All vehicles working on site shall be equipped with spill kits.

Seconded by DeRoehn and unanimously approved.

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

Tooker made a motion to approve the application for Lot No. 2 for the construction of a single family home and driveway with two culverts, as per oral and written testimony and the following conditions:

1. Final approved plans shall have live signature and embossed seal of the Engineer of Record. These shall be submitted to the Town of Barkhamsted Land Use Administrator prior to any construction.
2. The Erosion and Sedimentation Control Measures Bond is set at \$5,000 per lot. The bond shall be a cash bond payable to the “Town of Barkhamsted”
3. A Pre-Construction Meeting is recommended with the Town staff prior to the start of construction to inspect E & S control measures and to discuss construction sequencing/phasing.
4. During the construction process, the Owner/Contractor shall add erosion and sedimentation control measures as deemed necessary by the Town of Barkhamsted staff and/or the Consulting Town Engineer. 5. Inspections of the erosion and sedimentation control measures shall be completed daily, prior to impending inclement weather, and after every rain storm event of 0.5 inches of rainfall or greater. The required repairs and/or maintenance of all erosion and sedimentation control measures shall be completed by the Applicant immediately after the inspection(s) and until a permanent vegetated cover is established (70% turf establishment shall be required).
6. Inspection requirements, by the Consulting Town Engineer, shall be determined by the Commission.

7. Review and approval by the Farmington Valley Health District is required prior to the issuance of a Building Permit.
8. Prior to the issuance of the zoning permit, the following shall be met:
 - a. Posting of the erosion and sedimentation control bond as set by the Consulting Town Engineer.
 - b. The Applicant shall apply for a Town of Barkhamsted Driveway Permit.
9. An As-Built Site Improvement and Grading Plan in accordance with Town “Existing Conditions and As-Built Survey Requirements,” shall include topography/locations of all altered areas within the limit of disturbance, to include but not limited to the drainage improvements. Said map shall be submitted to the Consulting Town Engineer and the Land Use Administrator for review/approval, after all the site work is completed, and prior to requesting the release of the E & S Bond. Said map shall be prepared by a State of Connecticut Registered Land Surveyor.
10. A final site inspection shall be completed by the Land Use Administrator and/or the Consulting Town Engineer prior to the release of the Erosion & Sedimentation Control Bond. Please note: This inspection shall only take place after receipt of the As-Built Site Improvement and Grading Plan, as required in item #9 above.
11. Any revisions to the approved plans, as required by other reviewing entities, whether private, local, state, and/or federal, shall be submitted to the Town of Barkhamsted for review/approval.
12. Permanent markers shall be placed at 100 to 200 feet intervals along the surveyed wetlands boundaries.
13. Activity should follow the 2002 Sedimentation and Erosion Guidelines, and be noted on the plan.
14. Inland/Wetlands Enforcement Officer to be notified one week prior to construction, in writing.
15. Any excess materials shall be removed from site. (i.e. no stockpiling)
16. All vehicles working on site shall be equipped with spill kits.

Seconded by DeRoehn and unanimously approved.

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

Continued till next IWC meeting.

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

Continued till next IWC meeting.

3. INLAND/WELANDS ENFORCEMENT OFFICERS REPORT:

Staff advised the commission that a Notice of Violation had been sent to Devon Levesque on 54 Ratlum Rd. for digging in the wetlands. He was advised in writing to attend this meeting. He was not present. Staff is monitoring the site as there is a three stall porta potty at the end of the driveway, as well.

- 4. APPROVAL OF MINUTES:** Sullivan made a motion to approve the minutes from June 2, 2026, with a correction, seconded by Osborn. Unanimously approved.

5. CORRESPONDENCE: NONE

Motion to adjourn the meeting made by Mike DeRoehn, seconded by Chris Tooker and unanimously approved. Chairperson Linda Ganem adjourned the meeting at 7:25pm.

Respectfully submitted,

Debbie Brydon