



TOWN OF WINCHESTER
INLAND WETLANDS & WATERCOURSES COMMISSION
Town of Winchester Town Hall, 338 Main Street
P. Francis Hicks Room – 2nd Floor
June 16, 2021 – 7:00PM
Regular Meeting Minutes

1. CALL TO ORDER:

Chairman Steve Molinelli called the meeting to order at 7:05PM.

2. ROLL CALL:

Roll call was completed by Mr. Molinelli. Present at the meeting in addition to him were Russ Davenport, Jackie Mulvey, Andrea Krawiecki, Jeff Lippincott, and Kurt Timmeney as well as staff member Pam Colombie. Mary Ann Marino was absent excused. Mr. Molinelli reminded the Commission that there are currently two vacancies.

3. APPROVAL OF MINUTES – May 19, 2021 Regular Meeting:

MOTION: Ms. Krawiecki, Mr. Lippincott second, to approve the May 19, 2021 regular meeting minutes; unanimously approved.

4. AGENDA REVIEW:

It was agreed that discussion on any new agenda item would not begin after 10PM. It was reported that Michael Stankov had recently been hired as an emergency appointee to serve as a combined Wetlands Agent/Blight Officer/Zoning Enforcement Officer. Mr. Molinelli indicated that according to Town Manager Josh Kelly, most of Mr. Stankov's time will be dedicated to issues related to the lake.

It was later noted that under Old Business, the application reflected as *G. IWWC#21-15 Applicant: Eric Richard Owner: Jonathan Yolles and Sara Yolles Location: 504 East Wakefield Boulevard Proposal: Install New Boatlift and Jet Ski Lift* should have been identified as *504 West Wakefield Boulevard*.

The Commission discussed possibly scheduling a Special Meeting in order to review violations. They later agreed to meet at 6PM for a Special Meeting on July 21, 2021 for Show Cause Hearings on several violations.

5. PUBLIC HEARINGS:

A. IWWC#21-09 Applicant/Owner: Michael Goncalves and Desiree Goncalves Location: 524 East Wakefield Boulevard Proposal: Install Dock and Boat Lift.

Mr. Molinelli reported having participated in a meeting with staff and Attorney Kevin Nelligan earlier in the week. Mr. Molinelli read aloud a communication following that meeting regarding the request of the Commission at the May 19, 2021 meeting for an opinion on title. Attorney Nelligan recommended that the Commission seek the applicant to dispel title issues through a submission of a Certificate of Title from a licensed Connecticut attorney.

It was reported that the applicant had requested a continuance of the hearing via email. It was also reported that a communication had been provided on the application from a neighbor.

The hearing was continued to the July 21, 2021 regular meeting.

B. IWWC#21-10 Applicant: Keith Becker, Nancy Becker, Brian Ward, and Vicki Ward Owner: Keith Becker and Nancy Becker Location: 523 East Wakefield Boulevard Proposal: 10'x15' Concrete Pad at Shore with 4'x25' Dock Attached.

No business was discussed.

6. OLD BUSINESS:

A. IWWC#20-62 Applicant/Owner: Sherwood Dawson Location: 538 West Wakefield Boulevard Proposal: Construct Single Family Residence.

Mr. Molinelli reported a request for withdrawal communicated by Professional Engineer George Cotter on behalf of the applicant. Staff noted that the applicant will likely be resubmitting an application.

B. IWWC#21-02 Applicant: Christopher Chinnock Owner: Christopher Chinnock and Linda Chinnock Location: 242 Perch Rock Trail Proposal: Repair Lake Wall.

MOTION: Ms. Mulvey, Ms. Krawiecki second, to deny the application in the matter of IWWC IWWC#21-02 Applicant: Christopher Chinnock Owner: Christopher Chinnock and Linda Chinnock Location: 242 Perch Rock Trail Proposal: Repair Lake Wall without prejudice; unanimously approved.

C. IWWC#21-05 Applicant/Owner: David Preusse and Kristen Preusse Location: 215 West Wakefield Boulevard Proposal: Replace Waterfront Decking and Rails; Rebuild Retaining Wall to Prevent Erosion of Lake Deposits; and Fencing.

MOTION: Ms. Krawiecki, Mr. Davenport second, to deny the application in the matter of IWWC#21-05 Applicant/Owner: David Preusse and Kristen Preusse Location: 215 West Wakefield Boulevard Proposal: Replace Waterfront Decking and Rails; Rebuild Retaining Wall to Prevent Erosion of Lake Deposits; and Fencing without prejudice; *unanimously approved.*

D. IWWC#21-07 Applicant: Ideal Woodworking Owner: Marcin Urbaszek Location: 129 East Lake Street Proposal: Increase Water Entrance by 12'x13'; Excavate for Pervious Paver Terrace Uphill and Outside Regulated Area.

Professional Engineer David Battista requested a continuance of this application as further direction is sought by his firm from the property owners.

MOTION: Ms. Mulvey, Mr. Lippincott second, to continue the application to the July 21, 2021 regular meeting; *unanimously approved.*

E. IWWC#21-09 Applicant/Owner: Michael Goncalves and Desiree Goncalves Location: 524 East Wakefield Boulevard Proposal: Install Dock and Boat Lift.

It was noted that this public hearing was continued to the July 21, 2021 regular meeting.

MOTION: Ms. Krawiecki, Mr. Lippincott second, to continue the application in the matter of IWWC#21-09 Applicant/Owner: Michael Goncalves and Desiree Goncalves Location: 524 East Wakefield Boulevard Proposal: Install Dock and Boat Lift; *unanimously approved.*

F. IWWC#21-10 Applicant: Keith Becker, Nancy Becker, Brian Ward, and Vicki Ward Owner: Keith Becker and Nancy Becker Location: 523 East Wakefield Boulevard Proposal: 10'x15' Concrete Pad at Shore with 4'x25' Dock Attached.

It was reported that the applicants had emailed a request to withdraw this application.

MOTION: Mr. Davenport, Mr. Lippincott second, to accept the withdrawal in the matter of Application IWWC#21-10 Applicant: Keith Becker, Nancy Becker, Brian Ward, and Vicki Ward Owner: Keith Becker and Nancy Becker Location: 523 East Wakefield Boulevard Proposal: 10'x15' Concrete Pad at Shore with 4'x25' Dock Attached; *unanimously approved.*

G. IWWC#21-15 Applicant: Eric Richard Owner: Jonathan Yolles and Sara Yollles Location: 504 West Wakefield Boulevard Proposal: Install New Boatlift and Jet Ski Lift.

Eric Richard appeared before the Commission regarding this application. He reminded the Commission that at the last meeting, more information was sought relative to the location and dimensions of the boatlift and jet ski lift. He distributed a rendering indicating these. Mr. Molinelli questioned whether the dock would extend straight out into the lake. Mr. Richard confirmed.

Mr. Molinelli questioned how the jetski lift will be attached to the wall. Mr. Richard indicated that it would not be but would instead be on pipes into the ground.

MOTION: Mr. Davenport, Mr. second, to approve Application IWWC#21-15 Applicant: Eric Richard Owner: Jonathan Yolles and Sara Yollles Location: 504 West Wakefield Boulevard Proposal: Install New Boatlift and Jet Ski Lift, subject to the following 1-12 standard conditions along with the following conditions:

1. The permittee shall notify the Inland Wetlands Enforcement Officer immediately upon the commencement of work and upon its completion.
2. If the authorized activity is not completed within five years from the issuance date of June 16, 2021 said activity shall cease and, if not previously revoked or specifically renewed or extended, this permit shall be null and void. Any request to renew or extend the expiration date of a permit should be filed in accordance with the Inland Wetlands Regulations of the Town of Winchester. Expired permits may not be renewed and the Inland Wetlands Commission may require a new application for regulated activities.
3. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. A copy of the permit and plans shall be on site at all times. Any structures, excavation, fill, obstructions, encroachments, or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation.
4. This authorization is not transferable without the written consent of the Inland Wetlands Commission.
5. In evaluating this application, the Inland Wetlands Commission has relied on information provided by the applicant. If such information is subsequently proved to be false, incomplete, or misleading, this permit may be modified, suspended, or revoked and the permittee may be subject to any other remedies or penalties provided by law.
6. The permittee shall employ the best management practices, consistent with the terms and conditions of this permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. Permittee will provide a copy of approved plans to contractor which shall stay on site and be available for review or inspection during the duration of work. For information and technical assistance, contact the Wetlands Enforcement Officer. The permittee shall immediately inform the Commission of any problems involving the wetlands or watercourses that have developed in the course of, or that are caused by, the authorized work.
7. No equipment or material including without limitation, fill construction materials, or debris, shall be deposited, placed or stored in any wetland or watercourse on or off site unless specifically authorized by this permit.
8. This permit is subject to and does not derogate any rights or powers of the Town of Winchester, conveys no property rights or exclusive privileges, and is subject to all public and private rights to all applicable federal, state and local laws. In conducting and maintaining any activities authorized herein, the permittee may not cause pollution, impairment, or destruction of the inland wetlands and watercourses of Winchester.
9. If the activity authorized by the inland wetlands permit also involves activity or a project that requires zoning of subdivision approval, special permit, variance, or special exception, no work pursuant to the wetlands permit may begin until such approval is obtained.
10. The permittee shall maintain sediment and erosion controls at the site in such operable conditions as to prevent the pollution of wetlands and watercourses. Said controls are to be inspected by the permittee for deficiencies at least once per week and immediately after rains. The permittee shall correct any such deficiencies within 24 hours of said deficiency being found. The permittee shall maintain such control measures until all areas of disturbed soils at the site are stabilized.

11. The permittee, contractor and/or owner shall conduct all operations at the site in full compliance with this permit, to the extent provided by law, may be held liable for any violations of the terms and conditions of this permit and are responsible for any violation they may have created.
12. Wetland flagging to stay in place during the construction process. Missing flags to be replaced upon the Wetland Agent's request if required for inspection or enforcement. Dock registration to be submitted to the Wetlands Office
13. Dock not to exceed 32 feet from shore.
14. An updated registration form be submitted to the Planning Office; *unanimously approved.*

The agenda was modified to take up Application(s) IWWC#21-17, IWWC#21-18, IWWC#21-19, and IWWC#21-20 ahead of Application IWWC#21-16 to allow time for the applicant to arrive at the meeting.

Mr. Lippincott recused himself from the following application and stepped into the hall, away from the meeting.

H. IWWC#21-17 Applicant: Matthew Closson Owner: Greg Simard Location: 404 East Wakefield Boulevard Proposal: Install Water Line from Garage to House in order to get Frost Protection.

Matthew Closson appeared before the Commission regarding this application. He indicated that while last year the cottage was winterized to allow for year-round use, his clients did not have frost protection on the existing well line. Mr. Closson indicated that the trench will be two feet deep and five feet wide for a section of approximately 100 feet. He estimated the removal of soil and replacement of sand to be forty yards.

Mr. Closson confirmed that there was no temporary stockpile necessary for this application. He noted that the closest point to the lake for the excavation would be 50'.

MOTION: Mr. Davenport, Ms. Mulvey second, to approve Application IWWC#21-17 Applicant: Matthew Closson Owner: Greg Simard Location: 404 East Wakefield Boulevard Proposal: Install Water Line from Garage to House in order to get Frost Protection, subject to the standard 1-12 conditions along with the following conditions:

13. Cash erosion and sedimentation bond totaling \$1000 to be submitted to the Inland Wetlands Office prior to the commencement of work.
14. Proof to be provided of approval from Torrington Area Health District;
Motion approved with Mr. Davenport, Ms. Krawiecki, Mr. Molinelli, Ms. Mulvey, and Mr. Timmeney voting in favor.

Mr. Lippincott rejoined the meeting.

I. IWWC#21-18 Applicant: Matthew Closson Owner: James Turick Trustees Location: 536 Wheelers Point Proposal: Construct New Addition; Transfer Existing Wetlands Permit to New Owners.

Matthew Closson appeared before the Commission regarding this application. He explained that his clients were seeking to construct an addition acquired previously through a variance and noted that an approval had been received by this Commission in 2017. Mr. Closson indicated that his client was seeking to transfer that permit. He noted that an updated survey including silt fence locations have been provided.

Mr. Closson noted that the large chunk of ledge at the site will be removed through blasting. Mr. Closson confirmed that there were no proposed changes to grades at this site and that he understood that an engineer would have to provide certification that the pervious driveway was installed according to the design.

MOTION: Mr. Davenport, second, to approve Application IWWC#21-18 Applicant: Matthew Closson Owner: James Turick Trustees Location: 536 Wheelers Point Proposal: Construct New Addition; Transfer Existing Wetlands Permit to New Owners, subject to the standard 1-12 conditions along with the following conditions:

13. Cash erosion and sedimentation bond totaling \$1000 to be submitted to the Inland Wetlands Office prior to the commencement of work.

14. Engineer to inspect installation of pavers; *unanimously approved.*

J. IWWC#21-19 Applicant: Daniel Bastian Owner: Daniel Bastian and Patricia Bastian Location: 614 East Wakefield Boulevard Proposal: Changes to Walkways/Driveway.

Neither the applicant nor a designated representative appeared before the Commission regarding this application. Staff reported that the application was received after an observation was made by staff that work was occurring within the upland review area. It was noted that the site plan was somewhat confusing in that what was included was from an old application which reflected many of the current conditions as proposed.

MOTION: Mr. Davenport, Ms. Mulvey second, to continue Application IWWC#21-19 to the July regular meeting; unanimously approved.

K. IWWC#21-20 Applicant: JoAnn Serkey and Randy Serkey Owner: JoAnn Serkey Location: 542 East Wakefield Boulevard Proposal: Boat Lift Installation; Enlarge Dock; Install Picket Fencing.

Randy Serkey appeared before the Commission regarding this application. Mr. Serkey explained that the 10' extension would be stationed to the dock section for a total of 40'. He noted that the 132"x175" boatlift would be installed on the northerly side of the lakefront parcel. He explained that it will be anchored with pins driven into the ground.

Mr. Lippincott questioned whether there is a lake wall in the location of the proposed boatlift. Mr. Serkey indicated that there is a wall. Mr. Lippincott confirmed that he had visited the location and that it appeared to not be a wall and questioned how access would be gained to the boatlift. Mr. Serkey indicated that the boatlift would include a 2' wide ramp. Mr. Serkey indicated the length is usually the same as the base of the lift. Mr. Molinelli questioned how the ramp would be supported in the water. Mr. Serkey explained that it is manufactured to be attached to the lift itself. After additional discussion, it was noted that the applicant may return at a future meeting to undertake a lake wall repair for what is currently a bank of stone between the lake and the land. Mr. Serkey had further clarified that there were steps leading into the lake from his patio area that provides access to the boatlift through the water.

Mr. Serkey indicated the 2' wide walkway would be on the northerly side of the boatlift. Mr. Molinelli noted that all of the structure, including the walkway, needs to fall outside of the littoral boundary.

Mr. Molinelli requested a revised drawing be submitted to include the walkway and the second set of steps that lead from the sitting area down to the water.

Mr. Serkey described the proposed fence that includes a gate to the steps for his seating area. It was confirmed that the proposed fence is located entirely on the applicant's property and that he currently had an application before the Zoning Board of Appeals. Mr. Serkey noted that the proposal is for 32' of a 42" high semi-open fence. Mr. Davenport questioned how the fences would be installed. Mr. Serkey confirmed that the holes would be dug by hand.

MOTION: Mr. Davenport, Ms. Mulvey second, to approve Application IWWC#21-20 Applicant: JoAnn Serkey and Randy Serkey Owner: JoAnn Serkey Location: 542 East Wakefield Boulevard Proposal: Boat Lift Installation; Enlarge Dock; Install Picket Fencing, subject to the standard 1-12 conditions along with the following condition:

13. Applicant to provide updated map with stairs into lake off northern seawall and map to include ramp off the boatlift.

14. No additional seawall repair in front of fence area to be completed without returning to the Commission for a permit; *unanimously approved.*

L. IWWC#21-16 Applicant: Matthew Closson Owner: Brian Godin and Kathryn Godin Location: 352 West Wakefield Boulevard Proposal: Install New Dock 7'x30' Ramp with a 10'x10' Float; Repoint and Recap Existing Stone Seawall; and Install Three Sonotubes for Proposed Deck.

Matthew Closson, accompanied by the owner Brian Godin, appeared before the Commission regarding this application. He noted that the dock system will actually be 6'x36½', noting that the 10'x10' section has been eliminated. Mr. Closson noted the proposed aluminum dock system was free-standing with legs that go down to the water on the south side of the lakefront. He noted that a 10'x13' boatlift is also included. Both will meet the littoral boundaries, according to Mr. Closson.

Mr. Closson explained that the lakewall work, repointing and recapping, would need to be delayed to late fall/early winter as waiting until the drawdown will be necessary. Staff questioned whether any excavation behind the wall would be necessary. Mr. Closson noted that all work will need to be done by hand and did not believe that much extensive excavation would be necessary. He indicated that if there is much, he will contact the Planning Office so that the wetlands agent can monitor. Because the depth of the water and amount of excavation was unknown, it was suggested that the applicant could return to the Commission if it is later learned that a lot of earth removal would be necessary. The work would be completed in smaller, manageable sections due to the necessity to complete all of it by hand, according to Mr. Closson.

Finally, Mr. Closson explained that while it would require approval from the Zoning Board of Appeals, the owner would like to replace the existing deck with something larger that would require an additional three sonotubes. He confirmed that those would be hand-dug, too.

MOTION: Mr. Davenport, Mr. Lippincott second, to approve Application IWWC#21-16 Applicant: Matthew Closson Owner: Brian Godin and Kathryn Godin Location: 352 West Wakefield Boulevard Proposal: Install New Dock; Repoint and Recap Existing Stone Seawall; and Install Three Sonotubes for Proposed Deck, subject to the standard 1-12 conditions along with the following additional conditions:

13. Cash erosion and sedimentation bond totaling \$1000 to be submitted to the Inland Wetlands Office prior to the commencement of work.
14. Wetlands agent to inspect lakewall work to determine scope of work and need for an additional permit.
15. Planting Plan to be approved by new wetlands agent; *unanimously approved.*

M. IWWC#21-21 Applicant/Owner: Winchester Land Trust Location: Newfield Road to South Road – (crossroad) Proposal: Replace Damaged Culvert with Foot Bridge to Stop Erosion of Trail.

Winchester Land Trust President Jen Perga and Vice President Doug Pfenninger appeared before the Commission regarding this application. Mr. Pfenninger noted that the subject property was likely the first parcel ever acquired by the Land Trust. He noted that it was a narrow road connecting Newfield Road and South Road and due to a crushed culvert, the road was eroding. Mr. Pfenninger explained that the proposal was to remove the crushed culvert and install a foot bridge that would allow the water to flow under the bridge from one side to the other and eliminate the erosion problem. Mr. Pfenninger reported the foot bridge to likely be at least 6' wide.

Mr. Molinelli questioned whether the foot bridge would be constructed by volunteers. Mr. Pfenninger indicated that it would likely be constructed by a hired contractor as it would require abutments on either side. Mr. Lippincott questioned whether there was water flowing through that area currently. Mr. Pfenninger indicated that it was unlikely. Mr. Lippincott reported having visited the site on May 17, 2021 prior to last month's IWWC meeting and didn't observe the conditions as being as wet as the photographs suggested. Mr. Pfenninger noted that conditions were seasonal.

Mr. Lippincott questioned whether the excavation would likely be three to four feet in order to install the abutments. Mr. Pfenninger agreed. Mr. Molinelli suggested more details were necessary on how the contractor would likely approach the execution of the project. Noting the presence of the water and erosion, Mr. Davenport questioned whether the site also had wetlands, too. Staff suggested a continuance of the

application to allow Mr. Stankov to meet at the site with Mr. Pfenninger and Ms. Perga to review the conditions. Mr. Pfenninger questioned whether the Commission would likely be requesting engineered drawings.

MOTION: Mr. Davenport, Ms. Mulvey second, to accept Application IWWC#21-21 Applicant/Owner: Winchester Land Trust Location: Newfield Road to South Road – (crossroad) Proposal: Replace Damaged Culvert with Foot Bridge to Stop Erosion of Trail finding the proposed activity as not significant;
unanimously approved.

N. IWWC#21-22 Applicant: Mike Henneberry Owner: Gerald and Theresa Rasmussen Location: 535 Wheelers Point Proposal: Extend Lower-Level Deck; Replace Stairs with Pervious Pavers; Extend Current 5'x16' 2nd Dock with 5'x12'Dock.

Land Surveyor John Dicara appeared before the Commission regarding this application. Mr. Dicara indicated the existing steps will be replaced with a new set. He noted that the existing lower deck is 8'x13' and will need to be shifted back by one foot thereby allowing the upper deck to be extended the full length but still be 20' from the mean high-water mark of the lake. Mr. Dicara reported the contractor had confirmed that the piers would be dug by hand with excess soil placed on tarps. He also reported that no materials would be stored on site and the excess material will be removed off site.

Mr. Dicara noted that the proposal also includes a proposal to extend the existing dock for a resulting 5'x28' dock. Additionally, Mr. Dicara indicated that his clients would like to install two buoys. It was noted that the *Dock and Mooring Ordinance* only allows for one buoy.

Staff questioned how the Commission was counting lake frontage given the concave shape of the shore. In other instances, according to staff, lake frontage had been measured as a straight line from point to point. When measuring the shore and considering its concave shape, the distance was more than 170', thereby allowing a second dock whereas point to point, the amount of shore was 147', less than the required 150' for a second dock. The consensus of the Commission was to not measure the shorefront as a straight line.

MOTION: Mr. Davenport, Ms. Mulvey second, to accept Application IWWC#21-22, finding that the proposal was not a significant activity; *unanimously approved.*

MOTION: Mr. Davenport, Ms. Mulvey second, to approve Application IWWC#21-222 Applicant: Mike Henneberry Owner: Gerald and Theresa Rasmussen Location: 535 Wheelers Point Proposal: Extend Lower-Level Deck; Replace Stairs with Pervious Pavers; Extend Current 5'x16' 2nd Dock with 5'x12'Dock; and one buoy, subject to the standard 1-12 conditions along with the following additional condition:

13. Installation of pervious pavers to be signed off on by an engineer.
14. Westernmost buoy indicated on the site plan is not approved; *unanimously approved.*

O. IWWC#21-23 Applicant/Owner: Richard Szabo Location: 110 Weigold Road Proposal: Construction of Single-Family Residence.

Richard Szabo appeared before the Commission regarding this application and discussed the following proposal at 112 Weigold Road at the same time. He noted that each parcel is five acres. Mr. Szabo explained that the approvals that had been previously received on each of these properties has since expired. He noted that while they were each originally planned as three-bedroom homes, he has since modified them to each be two-bedroom homes. Mr. Szabo confirmed that he had current approval from the Torrington Area Health District.

Staff reported Mr. Stankov having attempted to visit the site but being unable to locate its exact location. It was also reported that Mr. Stankov had shared some concerns with the design, including having questioned whether the Commission would be seeking a plan to include updated wetlands delineation. It was noted that the submitted site plan did not reflect the culvert which is now existing nor what likely exists in that location for

wetlands. Mr. Szabo suggested that commissioners seeking to view the sites should plug in 130 Mundry Road into their navigation device which will actually lead them to the beginning of Weigold Road.

Mr. Molinelli questioned when Mr. Szabo planned to begin construction. Mr. Szabo indicated as soon as possible. He noted that one house would likely be done before winter this year and that the fill from that one would be used for the other site. He indicated the second home would be constructed next year. Mr. Molinelli advised Mr. Szabo that a construction sequence would be necessary and suggested that he schedule a meeting with Mr. Stankov to receive additional recommendations from him.

MOTION: Ms. Mulvey, Mr. Davenport second, to approve to accept Application IWWC#21-23 Applicant/Owner: Richard Szabo Location: 110 Weigold Road Proposal: Construction of Single-Family Residence finding the proposed activity as not significant; *unanimously approved.*

P. IWWC#21-24 Applicant/Owner: Richard Szabo Location: 112 Weigold Road Proposal: Construction of Single-Family Residence.

Discussion of this application was captured with the preceding one.

MOTION: Ms. Mulvey, Mr. Davenport second, to approve to accept Application IWWC#21-24 Applicant/Owner: Richard Szabo Location: 112 Weigold Road Proposal: Construction of Single-Family Residence finding the proposed activity as not significant; *unanimously approved.*

Q. IWWC#21-25 Applicant/Owner: Robert Lachance and Beth Lachance Location: 534 Wheelers Point Proposal: Convert Deck to Screen Porch with Deck Above.

Beth Lachance appeared before the Commission regarding this application. Ms. Lachance reported the lower deck as unsafe and explained that she was seeking to replace it, screen it in, and add a second floor above that. Mr. Lippincott questioned whether the stonework was remaining. She confirmed.

The plans that Ms. Lachance submitted were reviewed and discussed. It was noted that the height of the deck will be consistent with the new screen porch. She explained that she would like the deck to extend out to on top of the wall.

MOTION: Mr. Davenport, Ms. Krawiecki second, to accept Application IWWC#21-25 Applicant/Owner: Robert Lachance and Beth Lachance Location: 534 Wheelers Point Proposal: Convert Deck to Screen Porch with Deck Above, finding the proposed activity as not significant; *unanimously approved.*

MOTION: Mr. Davenport, Mr. Lippincott second, to approve Application IWWC#21-25 Applicant/Owner: Robert Lachance and Beth Lachance Location: 534 Wheelers Point Proposal: Convert Deck to Screen Porch subject to the standard 1-12 conditions; *unanimously approved.*

7. NEW BUSINESS:

A. IWWC#21-26 Applicant/Owner: Kevin Winn and Marcia Winn Location: 626 Wynne Road Proposal: Addition to House, Removal and Reconstruction of Deck, Driveway Realignment, Construction of Rain Garden.

Professional Engineer David Battista accompanied by his clients Kevin and Marcia Winn appeared before the Commission regarding this application. Ms. Winn read from a prepared statement explaining that she and her husband are now full-time residents of Highland Lake. Mr. Battista explained that there are no regulated activities on this property and that the application before the Commission was for a review of their soil erosion control measures. He reviewed the site plan and proposed improvements. Mr. Battista noted that the site is sloped with a walkout basement. Mr. Battista explained that the driveway will be relocated as part of this project and indicated that the grinder sewer pump will have to be relocated. He noted that a rain garden is included as part of this project. Mr. Battista reported silt fence will be installed along the entire length of the

downhill side of the property. Provisions have been included in the design for a pumping/settling basin in case the contractor encounters ground water when excavating for the foundation, according to Mr. Battista.

Mr. Battista indicated that the rain leaders coming off the western side of the roof of the dwelling will be piped over to the rain garden. He noted that the rain garden has been designed to catch one inch of runoff coming from the roof. Mr. Molinelli questioned the distance that the rain garden will be from East Wakefield Boulevard. Mr. Battista noted it is approximately 80'. Mr. Lippincott questioned whether the rain garden could be redesigned to capture more than one inch of rain. Mr. Battista explained that rain garden convention is to capture one inch of runoff from impervious surface. He noted that it is a regionalized standard and to size it for more requires a stormwater detention basin. Mr. Molinelli questioned whether the majority of the surface on this property was ledge or dirt. Mr. Battista indicated it to be primarily dirt with large boulders.

MOTION: Mr. Davenport, Mr. Timmeney second, to accept and approve Application IWWC#21-26 Applicant/Owner: Kevin Winn and Marcia Winn Location: 626 Wynne Road Proposal: Addition to House, Removal and Reconstruction of Deck, Driveway Realignment, Construction of Rain Garden, having found the activity not to be significant; *unanimously approved.*

B. IWWC#21-27 Applicant: Denise Pratt Owner: Kenneth Pratt and Eleanor Pratt Location: 225 West Wakefield Boulevard Proposal: Demolish Existing Cottage and Construct New Single-Family Residence.

Professional Engineer Todd Parsons appeared before the Commission regarding this application. He noted the parcel is south of Vons Lane along West Wakefield Boulevard. Mr. Parsons noted the area planned for the proposed dwelling on the parcel is of moderate grade. He noted that there are wetlands on the property and a small stream that comes along the side of the driveway. Mr. Davenport questioned if this parcel was the location that had recently been worked on. Mr. Lippincott questioned whether this site had already been cleared. Mr. Parsons later explained that the applicant's father had begun the clearing at the latter part of last week and was advised to discontinue that until approval had been received from this commission. He noted the areas of planned silt fence along with erosion control matting on the steeper slopes. He noted that there is a total of 9600 square feet of planned disturbance in the upland review area and no direct wetlands impact. He noted that the closest activity is for 5' away from the wetlands which is for the trenching that is necessary for the utilities. Mr. Parsons noted a soil report had been provided. A botanist had been retained and had prepared a planting plan including 45 shrubs, according to Mr. Parsons. He noted that a transitional zone has been prepared for the area between the development and the wetlands so that it goes from turf to normal seed mix to wildflower mix to shrubs. He explained that this was designed to increase the native plant biodiversity to create habitat for pollinators and butterflies, to stabilize the disturbed soils, and to filter stormwater.

Mr. Parsons explained that the new driveway has been planned employing best practice measures. With respect to the invasives removed, Mr. Parsons indicated that they will either be taken away or burned on site. He noted that if they are burned on site, a permit from the Chief of the Fire Department would be necessary.

MOTION: Mr. Davenport, Ms. Mulvey second, to accept Application IWWC#21-27 Applicant: Denise Pratt Owner: Kenneth Pratt and Eleanor Pratt Location: 225 West Wakefield Boulevard Proposal: Demolish Existing Cottage and Construct New Single-Family Residence, finding the proposed work as not a significant activity; *unanimously approved.*

C. IWWC#21-28 Applicant/Owner: Barry Reardon` Location: 622 East Wakefield Boulevard Proposal: Replace Rotted Timber-tie Wall with Block Wall and Steps.

While the Commission was not able to discuss this application due to the length of the meeting, they did provide guidance to staff that no further work is to be undertaken until a permit is received from this Commission. Erosion controls should be installed and maintained, according to the guidance provided.

D. IWWC#21-29 Applicant/Owner: Bob Leach Location: 183 Losaw Road Proposal: Declaratory Ruling Sought for Timber Harvest.

No business was discussed as the application was continued to the following regular meeting.

E. IWWC#21-30 Applicant/Owner: Normand J. Laliberte, Jr. Location: 416 West Wakefield Boulevard Proposal: Add Retaining Walls and Paver Pathway.

No business was discussed as the application was continued to the following regular meeting.

F. IWWC#21-31 Applicant: Gary Goulet Owner: Jonathan Abram Location: 632 East Wakefield Boulevard Proposal: Reset Lower Patio and Steps; Build New Retaining Wall and Raised Lawn Area; Install New Paver Patio; Rebuild Existing Stone Retaining Wall; and Install Stone Steps.

While the Commission was not able to discuss this application due to the length of the meeting, they did provide guidance to staff that no further work is to be undertaken until a permit is received from this Commission. Erosion controls should be installed and maintained, according to the guidance provided.

8. AGENT ACTIONS:

A. Determinations.

B. Warnings/Violations.

i. Parcel opposite 215 West Wakefield Boulevard (Preusse)

No business was discussed.

ii. 348 East Wakefield Boulevard.

No business was discussed.

iii. North Main Street (18.1 acre parcel located behind 493 North Main Street)

No business was discussed.

9. COMMUNICATIONS AND BILLS:

Staff reminded the Commission about the Freedom of Information Training scheduled for 5PM on July 8, 2021 at Town Hall.

10. OTHER BUSINESS:

A. Discussion on Catch Basin Maintenance Schedule.

No business was discussed.

B. Report from Department of Public Works Liaisons – Russ Davenport and Jeff Lippincott.

No business was discussed.

C. Report from Highland Lake Watershed Association Liaisons – Jackie Mulvey and Mary Ann Marino.

No business was discussed.

11. ADJOURN:

MOTION: Ms. Mulvey, Ms. Krawiecki second, to adjourn at 10:40PM; unanimously approved.

Respectfully submitted,
Pamela A. Colombie
Recording Clerk