



TOWN OF WINCHESTER
INLAND WETLANDS & WATERCOURSES COMMISSION
Town of Winchester Town Hall, 338 Main Street
P. Francis Hicks Room – 2nd Floor
October 18, 2017 – 7:00PM
Regular Meeting Minutes

1. CALL TO ORDER:

Vice Chairman Chris Kiely called the meeting to order at 7:00PM.

2. ROLL CALL:

Roll call was completed by Mr. Kiely. Present at the meeting in addition to Mr. Kiely were: Matt Closson, Russ Davenport, Bob Haburey, Jackie Mulvey and Kurt Timmeney as well as Town Planner/Wetlands Agent Steve Sadlowski.

It was noted that Gene Berlinski, Steve Molinelli and Ric Nalette were absent excused.

3. APPROVAL OF MINUTES – SEPTEMBER 20, 2017:

It was noted that the September 20, 2017 Minutes should be amended to reflect that Ms. Mulvey was absent excused.

MOTION: Mr. Davenport, Mr. Closson second, to approve the September 20, 2017 Minutes as amended; Motion approved with Mr. Closson, Mr. Davenport, Mr. Haburey, Mr. Kiely, and Mr. Timmeney voting aye while Ms. Mulvey abstained.

4. AGENDA REVIEW:

No modifications were made to the agenda.

5. OLD BUSINESS:

A. IWWC #17-22 Owner: Thomas Gorski and Nancy Gorski Applicant: Thomas Gorski Location: 159 West Wakefield Boulevard Proposal: Relocate Dock and Repair Seawall; Repair Existing Driveway Temporarily; Approve New Driveway Location; and General Landscaping and Cleanup.

Thomas and Nancy Gorski appeared before the Commission regarding this application. Ms. Gorski explained that they plan to move their driveway to alleviate the problems with the sight line, to pull the stumps out, to create some lawn and to leave rocks at the end, across the bottom.

It was noted that the location of a new driveway should be reviewed and approved by the Department of Public Works.

MOTION: Ms. Mulvey, Mr. Closson second, to approve Application IWWC #17-22 Owner: Thomas Gorski and Nancy Gorski Applicant: Thomas Gorski Location: 159 West Wakefield Boulevard Proposal: Relocate Dock and Repair Seawall; Repair Existing Driveway Temporarily; Approve New Driveway Location; and General Landscaping and Cleanup based on oral and written testimony. Conditions 1-12 are standard Inland Wetland Commission Conditions and the following additional conditions determined by the Inland Wetlands Commission.

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 July 19, 2017, 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 deficiencies 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.
13. Cash erosion and sedimentation bond of \$500 will be submitted to the Inland Wetlands Office;

Motion unanimously approved.

6. NEW BUSINESS:

A. IWWC #17-23 Owner: JoAnn Serkey Applicant: JoAnn Serkey Location: 542 East Wakefield Boulevard Proposal: Restore/Replace Existing Lake Wall and Retaining Wall from Road to Lake.

JoAnn Serkey appeared before the Commission regarding this application. She explained that she recently purchased this parcel and is looking to repair the existing lake wall. The location of the dock was questioned. Ms. Serkey explained that it was dragged in prior to their purchasing the property. It was explained to the applicant that she should show on the drawing the location of the dock. Ms. Serkey indicated that she would like to have a concrete wall. It was explained to her that this Commission prefers a stone wall and that a concrete wall would likely not be feasible during a three and one-half foot draw.

This application was accepted and continued to the next regular meeting of this commission.

MOTION: Ms. Mulvey, Mr. Closson second, to accept Application IWWC #17-23 Owner: JoAnn Serkey Applicant: JoAnn Serkey Location: 542 East Wakefield Boulevard Proposal: Restore/Replace Existing Lake Wall and Retaining Wall from Road to Lake, deeming the proposed work as an insignificant activity; unanimously approved.

B. IWWC #17-24 Owner: Josh Oliver / Highland Lake Oasis, LLC Applicant: Josh Oliver Location: 160-162 Shore Drive / 164 Shore Drive Proposal: Construct New Precast Block Retaining Wall.

Matt Closson recused himself as a seated member and appeared on behalf of the applicant for this application. He noted that he would be the contractor for the work at this location. Mr. Closson explained that this 100-foot wall would be very similar to that of the precast wall system installed at the Lippincott property at 402 East Wakefield Boulevard. Mr. Closson distributed a flyer containing more information on the type of product used for this retaining wall. He explained that the blocks are about 2,000 pounds each. He explained that what is in place currently is concrete and will be removed. This type of wall requires excavation down about one foot as opposed to the typical forty-two (42") inches, according to Mr.

Closson. Ms. Mulvey questioned why the difference in depth. It was noted that the way these systems are designed they can have a little movement whereas the concrete walls don't.

MOTION: Ms. Mulvey, Mr. Haburey second, to accept Application IWWC #17-24 Owner: Josh Oliver / Highland Lake Oasis, LLC Applicant: Josh Oliver Location: 160-162 Shore Drive / 164 Shore Drive Proposal: Construct New Precast Block Retaining Wall, deeming the proposed work as an insignificant activity; unanimously approved.

Mr. Closson rejoined the Commission.

8. AGENT ACTIONS:

A. Determinations.

None.

B. Warnings/Violations.

Mr. Sadlowski reported that he telephoned Scott Bechand of Torrington Street to advise him that he cannot advertise sand for sale at this location.

9. COMMUNICATIONS AND BILLS:

It was noted that copies of The Habitat, published by CACIWC, (Connecticut Association of Conservation and Inland Wetlands Commission) were included in commissioner's packages.

10. OTHER BUSINESS:

None.

11. ADJOURN:

MOTION: Mr. Davenport, Mr. Closson second, **to adjourn at 7:33PM; unanimously approved.**

Respectfully submitted,

Pamela A. Colombie
Recording Clerk