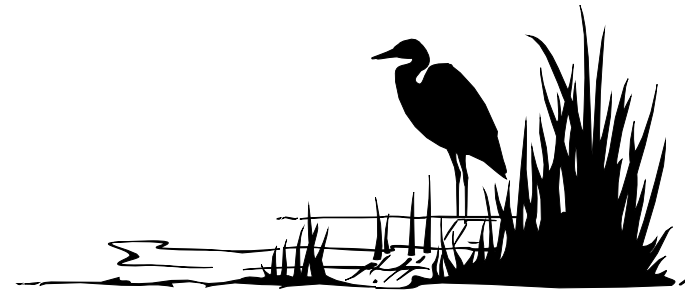


THOMPSON

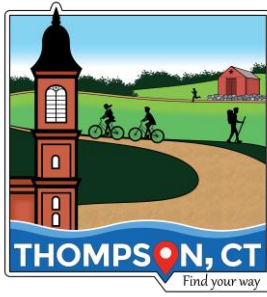
INLAND WETLANDS COMMISSION

TUESDAY, December 12, 2023

ZOOM Meeting



- Agenda Item A) Call to Order & Roll Call
- Agenda Item B) Appointment of Alternates
- Agenda Item C) Action on Minutes of November 14, 2023



TOWN OF THOMPSON

Inland Wetlands Commission

815 Riverside Drive - P.O. Box 899
North Grosvenordale, CT 06255
office phone: (860) 923-1852
www.thompsonct.org

MEETING Minutes: Tuesday, November 14, 2023, 7:00PM

Via ZOOM Online Meeting Portal

- A) The Meeting was called to order at 7:00 PM by Chairman George O'Neil who announced the protocols for conducting the online meeting.

Members and staff present: George O'Neil (Chairman), Charlie Obert (Vice Chairman), Diane Chapin (Treasurer), Fran Morano, Dan Malo, IWC Agent, Amy St. Onge, First Selectman, Gloria Harvey (Recording Secretary)

Members of the Public: Janet Blanchette, J & D Civil Engineering, Valerie Clark, Chris Dustin, Doug Gray, Marla Butts and others.

- B) Appointment of Alternates - None

- C) Action on Minutes of Previous Meeting

1. Minutes of October 17, 2023 - Regular Meeting

The Minutes of October 17, 2023 were unanimously accepted as presented.

- D) Citizens Comments on Agenda Items

Valerie Clark commented that the Special Meeting was not listed on the town calendar and the site walk date on the site walk agenda was posted incorrectly.

- E) Applications

- a. Old Applications

1. **WAA23018**, Gary Rawson, 0 Logee Road, (map 141, block 17, lot 181R), Construction of single-family home within upland review area, received 8/14/23. Approved 10/20/23, legal notice published 11/3/23, end of appeal period 11/17/23. NDDH approval received. No action required by the Commission.
2. **IWA23024**, Eastwood Thompson 49 LLC, 0 Riverside Drive, (map 61, block 88, lot 16), Construction of ballasted PV solar array, received 9/11/23. Approved 10/17/23, legal notice published 11/3/23, end of appeal period 11/17/23. Updated stamped plans received. No action required by the Commission.
3. **SUB23027**, John Camelio, 597 East Thompson Road (map 154, block 5, lot 10), Three (3)-Lot Subdivision within upland review area, received 10/4/23. Janet Blanchette, J&D Civil Engineering, stated this is a 30-acre Subdivision with 2 new house lots proposed, 10c and 10d and a 3rd lot that has a house already built on it. The shared driveway access contains utilities with the septic system away from the river at the lower elevation. No work is proposed in wetlands. NDDH approval for 2 lots has been received. This project has the Department of Health approvals and it's had a site walk. NDDH new

recommendation received revealing the possibility that upland grass species could be present on site. Commissioner Morano questioned the possibility of a conservation easement in the hatched area. Janet Blanchette replied they are not wetland species and the owner is not interested because the project is too small and doesn't reach the threshold where additional studies would need to be performed for other permits as it relates to wetlands.

Commissioner Obert questioned work activity infringing on the 100' review area and Janet Blanchette replied that there is no erosion going into the Five Mile River.

Janet Blanchette also asked the Commission to consider the waiver request for the fee which the applicant previously requested. Dan Malo read a text from Marla Butts into the record. She stated, "she has run through the fee structure that's being proposed for the revised IWC Regulations and the price would be \$335 not the \$1,030 according to the current Regulations." In discussing amendments for the IWC Regulation fee structure based on cost and effort in processing, Dan Malo and Marla agreed the fee might be a little out of line with the intensity of the review. Dan Malo said his rationale for reducing the fee as requested by the applicant said the fees for agent approvals has already been captured and this application is just a referral to the Planning and Zoning Commission on the part of the Wetlands Commission.

Commissioner Obert made a motion to approve SUB23027, John Camelio, 597 East Thompson Road (map 154, block 5, lot 10), Three (3)-Lot Subdivision within upland review area. Commissioner Chapin seconded the motion. Discussion took place on the fee schedule and an agreement was reached to change the fee on this application to \$335 according to text from Marla Butts. Commissioner Obert amended his motion to approve SUB23027, John Camelio, 597 East Thompson Road (map 154, block 5, lot 10), Three (3)-Lot Subdivision within upland review area with the amended fee of \$335. Commissioner Chapin seconded the amended motion. The motion was **APPROVED** unanimously.

4. **WAA23028**, John Camelio, 597 East Thompson Road (map 154, block 5, lot 10C), New house within upland review area, received 10/4/23. Review pending. No further action required by the Commission at this time.
5. **WAA23029**, John Camelio, 597 East Thompson Road (map 154, block 5, lot 10D), New house within upland review area, received 10/4/23. Review pending. No further action required by the Commission at this time.
6. **WAA23030**, Joseph & Diane Przybylek, 76 Jezierski Lane (map 116, block X, lot J-Z), Retaining wall & stairs within upland review area, received 10/3/23. Approved 10/20/23, legal notice published 11/3/23, end of appeal period 11/17/23. No action required. Dan Malo stated for the record that this was a Wetlands Agent Approval for block X, lot J through ZX with a retaining wall. He and Marla discussed whether or not these retaining walls have the potential to fail into wetlands and Marla stated not in her opinion and Dan agreed, therefore he reviewed and approved application WAA23030 and published the legal notification with an appeal period through 11/17/2023.
7. **WAA23031**, Rich Audet/RTA Builders LLC, 33 Totem Pole Drive (map 141, block 17, lot 60), Teardown house & rebuild within upland review area, received 10/5/23. Approved 10/20/23, legal notice published 11/3/23, end of appeal period 11/17/23. No action required by the Commission.

Dan Malo stated he received more information on where excess materials would be relocated and the NDDH report verifying the adequacy of reuse for the tear down and rebuild, therefore he approved this application.

b. New Applications

1. **WAA23032**, Mountford Construction LLC, 2 Buckley Hill Road, (map 59, block 61, lot 62), Construction and grading for (3) duplex dwellings within upland review area, received 10/23/23. Approved 11/8/23, legal notice scheduled 11/17/23, end of appeal period 12/1/23. No action required by the Commission.
Received engineered plans and the drainage report for this property. There are no wetlands on site but areas of this property are within the 100-foot upland review area. This property had a wetlands agent approval for a different type of building layout and that permit is not transferable. Now the upland review area in question is for the spillway of the North Grosvenordale Pond Dam and that spillway does classify in our Wetland's Regulation and state definition of a wetlands as regulated by the Commission so even though it's not in a natural state or high functioning type of wetlands this is still an upland review area on this property.
2. **WAA23033**, Jane Kuhar, 0 Arrowhead Drive, (map 141, block 17, lot 132), Construction of single-family home within upland review area, received 10/30/23. Under review.
A letter from Daniel Blanchette of J&D Civil Engineering was received stating these are two adjacent property owners, therefore WAA23033 and WAA23034 are two separate applications both using the same site plan. They have combined 4 small lots, 132 and 133, 134 and 135, into 2 lots on Arrowhead Drive and would like to build a single-family home on each consolidated lot. Marla had previously gone out to look at the area for storm water runoff issues. Dan Malo will cross reference with the National Diversity Database as part of his review. A question was raised asking if these four lots pose any environmental issues and are they near extremely sensitive environmental areas because they have some wetlands behind them. Commissioner Obert and Dan Malo will coordinate a site visit.
3. **WAA23034**, Karen Quaiel, 0 Arrowhead Drive, (map 141, block 17, lot 134), Construction of single-family home within upland review area, received 10/30/23. Under review.
This application refers to the same information in application WAA23033.

c. Applications Received After Agenda was Published - None

F) Permit Extensions / Changes - None

G) Violations & Pending Enforcement Actions

1. **VIOL21036**, Permit IWA20022, Marc Baer, 1227 Thompson Rd (map 116, block 24, lot 10), grades not as authorized in modified plan approved by the Commission on 2/9/21.
This application is still open and there is no new information to share with the Commissioners. Dan Malo will send a letter to Mr. Baer asking what his intentions are on this outstanding violation and follow up to make sure that this violation is on the deed record, noting that Mr. Baer is not in conformance with the site plan. The Commission asked Dan Malo to research and advise the Commission as to what next steps they can take to resolve this violation.

2. **VIOL23013**, Wojciech Sudyka, 1574 Riverside Drive, (map 55, block 65, lot 14), grading work exceeded scope of work authorized by Permit IWA21028, issued 5/22/23. Dan Malo will contact Daniel Blanchette for status on the issue of prior flooding in the roadway. In his weekly drives by the site, Dan hasn't observed any overtopping or sedimentation in the roadway. Commissioner Obert stated that a follow up is needed on what to do with water that comes out of Dudley and into this area and we need to get a person to cooperate and provide the information needed or get somebody at the Massachusetts State level to assist in this matter. Dan Malo commented that Dudley doesn't have an interim agent and he will follow up on this issue.
3. **VIOL23035**, James Quaiel, 0 Hill Road, aka 6 Hill Road, (map 109, block 34, lot 32), fill and earthmoving within upland review area without permit. Violation issued 11/1/23. An engineering assessment from Daniel Blanchette of J&D Civil Engineering is needed with a recommendation to see if additional work is necessary and to look at all possible ways of resolving the complaint of basement flooding and the funding involved whether it's to the landowner or to other sources.

Commissioner Chapin stated there was 12" of rain in July and asked what if it is not Mr. Quaiel's driveway that's causing this issue, and why are we bringing a citizen in to apply for a permit on a site plan that showed no wetlands. However, the filling activity did occur within 100' of regulated wetlands which makes it a matter of jurisdiction for the agency. She questioned the hold up on construction on the house in the back and Mr. Quaiel replied the issue is cost. Dan Malo commented that a preliminary step he could take that he didn't think would cost any money is to call Daniel Blanchette and ask him his quick thoughts on this issue. However, if a Wetlands Agent Approval needs to be issued for this driveway, additional measurements and calculations will be needed in order to conduct that review and that is where additional costs would be incurred. Dan Malo will send Mr. Quaiel a letter asking him for his plan and timeline for remediation. The Commission asked Dan to research alternative ways to resolve this issue, and report back to the Commission at their next meeting.

H) Other Business

Basic Training Legal Requirements and Procedures Roles and Responsibilities, Wednesday, November 29th from 6:30 to 8:00 PM at 200 School Street, Putnam, CT. This is a basic land use Academy training hosted by NECONN and it is in-person training. Topics covered are Legal Basis for Land Use, Regulation Rules of Commissions, Planning and Running a Meeting, Public Hearing and Time Frames, Commissioner Conduct, Conflicts, Bias Predisposition Exparte Communications, Freedom of Information, Sidewalks, and Alternates. Cost is free. It's an RSVP registration.

A module based online program is available for Commission members who haven't received their certification. Previous format was weekend classes. Dan Malo will forward the link to the Commissioners.

The Water Advisory Commission has a zoom meeting for the results of their 2023 water quality monitoring program. Greg Busby from the Connecticut Agricultural Experiment Station is going to provide an update on the spread of hydrilla from the Connecticut river into the last Green Valley and that occurs November 21, 2023 at 9:00 AM and is a Zoom meeting. A link will be sent to all Commissioners members.

Chris Dustin is online tonight and he's applied to be a Commission member. The Board of

Selectmen voted to appoint him. He will get sworn in with the Town Clerk and he could potentially be at our next meeting. The Commissioners were delighted to welcome him aboard and asked him to speak a few words. He said he has a background in conservation and horticulture and has lived in Thompson for the last 30 years. He is retired and is looking forward to the opportunity to give back and help the Commission out in its important work.

Commissioner O'Neil shared something he read about abatements where senior citizens who do volunteer public service works in their town received tax abatements from their towns.

Readon Road activity in the wetlands near to the property owned by the Saint Joseph Catholic Society. Dan Malo stated that he drove by it and it seems like materials are accumulating and research needs to be done to see if they have permits to do this or not. Dan will stop by that site tomorrow, take photographs, establish a baseline, and conduct the research.

I) Citizen's Comments

Marla Butts stated the contract that she has with the town is to deliver to the Wetlands Commission by January 2, 2024 the first draft of the Regulations that would include a fee structure and new application forms. Once reviewed and the language approved by the Commission, they need to be sent to the DEEP for review before they get adopted by the Town. She is currently focusing on the fee schedule because there's a lot of changes by eliminating the conceptual subdivision approval and having an individual permit.

Marla Butts commented on Reardon Road stating that the complaint came in before she left town service stating she had a conversation with Ronald Derosiers and he indicated that years ago the Catholic Society had some kind of permit, which she found, and there were wetlands delineated so he is aware that if he's been filling there that would be subject to the Commission's jurisdiction.

Marla Butts commented that FEMA mapping has misidentified the location of Rocky Brook as it enters into the Five Mile River. She will attempt to find out from the State Floodplain Coordinator what the procedure would be for getting an error like that corrected. These maps are important because they control the application process. Before she left town service, she provided Donna Hall with all the maps on a thumb drive and is available to help anyone who wants these maps on their web page.

Marla Butts answered a question from Commissioner Chapin asking where we have money to spend in the budget for engineering services. Marla explained that the money in the budget is kept in the budget in case the Commission needs to hire a soil scientist to do a wetlands delineation on an enforcement case. It's really not designed for doing engineering work.

Doug Gray asked if there was an update on Kevin Calabro's driveway situation on 117 New Road regarding the water running off his property. It was reported that he had documentation from the civil engineer specifically studying the issue of the water running down off the hill.

Valerie Clark asked for an answer on why the Special Meeting was not posted correctly and what was the result of that and as a Commissioner on another Town Commission stated the rule was changed that the Town Clerk no longer manages calendars for the town and Commissions have to manage the calendars themselves. Lastly, she commented on an agenda item, as a citizen's observation, that it doesn't sit right with her that the Town would expend tax dollars to continue to investigate something that was permitted in 1999.

J) Reports

1. Budget & Expenditures

Commissioner Chapin reported available budget from July 1, 2023 to October 26, 2023 has an available balance of \$27,158.45 and has expended 17.1% of the budget.

2. Wetlands Agent Report

My work consists of the administration of all the business that's been before the Commission today and getting acclimated to the roles and responsibilities of this portfolio of work is not a seamless transition especially considering that there has been a pinch on the hours causing a lot of my Conservation work to be pushed to the side to manage this transition. I know there are greater expectations and I hope to eventually be at a place that satisfies the broadest amount of people possible. I want to relay to the Commission that I'm sensitive to the workload piling up and I'm trying to handle the statutory obligations, permitting deadlines and time frames. I'm not avoiding enforcement but I want to make sure that I have conducted all the research that I need to make a correct decision. Regarding the site walk notice, there was a scrivener's error and I published the site walk notice incorrectly. It was brought to the attention of the Town Clerk who removed the site walk that was scheduled for today. It's the reality of the kind of time crunch I'm under and I try to perform all my duties as statutorily obligated especially in terms of proper noticing and deadlines. Commissioner O'Neil thanked Dan for clarifying that and it's always great to have citizens point out errors so this issue is settled. Commissioner Chapin stated errors happen and nobody likes to find them, and she can only imagine what Dan has on his plate, and could this be the job of the recording secretary? Dan replied that he prefers to handle publishing notices. Marla replied in the chat box that on meetings on site walks she did the agenda, the minutes and notes and strictly speaking it wasn't a meeting because there was only one commissioner.

K) Correspondence

Training information discussed previously in this meeting.

L) Signing of Mylars - None

M) Comments by Commissioners

Commissioner Obert commented that Mr. Calabro had documentation from the civil engineer specifically studying the issue of the water running down off the hill along with his recommendations. A post permit inspection for the Calabro property will be done to verify it has been done right. He also commented on the approval of the two East Thompson applications and Dan Malo stated that they are wetlands agent approval applications and the two can only be reviewed and approved after they become official lots. Commissioner Obert also mentioned he got a notification from a resident regarding Windham Land Trust property and Little Pond Improvement Association's cleanup and he said the Commission made their declaratory ruling for just the Wyndham Land Trust property.

Commissioner Chapin asked Dan if there has been any further correspondence with the state regarding the dam issue that is going to take out hundreds of people if it gives way and I know it's beyond the scope of this Commission but I think it's something that bears follow up and it's also relevant considering that area is being developed.

Commissioner O'Neil commented that we had lively dialogue on number of issues tonight and he appreciated the citizens comments because that's what America is all about, its freedom to criticize and to point out failures, and we should not be blind to successes as well.

N) Adjournment

Commissioner Morano made a motion to adjourn. Commissioner Chapin seconded the motion. The motion was unanimously **APPROVED** and the meeting adjourned at 8:48 PM.

To see/hear the entire meeting via ZOOM, copy and paste the following link into your search bar:

https://us02web.zoom.us/rec/share/f_o2wJCgCDkINi40hwgNqAg8-KklW0d60CmuVPvticH_SqTZbphZjEuOFL4cuM7G.hKlsNjUV36AEKtcW

Passcode: vZ6jH\$!e

Disclaimer: These minutes have not yet been approved by the Inland Wetlands Commission. Please refer to the next meeting's minutes for approval of, and/or amendments to these minutes.

Respectfully submitted, Gloria Harvey, Recording Secretary,

Gloria Harvey

Agenda Item D) Citizens Comments on Agenda Items

Agenda Item E) a) Old Applications

None

Agenda Item E) b) New Applications

None

Agenda Item E) c) Applications received after Agenda publication

None

Agenda Item F) Permit Extensions / Changes

None

Agenda Item G) a) Violations & Pending Enforcement Actions

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3. **VIO23035**, James Quaiel, 0 Hill Road aka 6 Hill Road, (map 109, block 34, lot 32), fill and earthmoving within upland review area without permit. Violation issued 11/1/23.

Agenda Item H) Other Business

Agenda Item I) Citizens Comments on Agenda Items

Agenda Item J) Reports

a) Budget & Expenditures

b) Wetlands Agent Report

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TOWN OF THOMPSON
YEAR-TO-DATE BUDGET REPORT

JULY 1, 2023 THRU NOV 30, 2023

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FOR 2024 13

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED

9901 GENERAL FUND							

99016203 INLAND WETLANDS COMMISSSION							

99016203 510151 INLAND WETLANDS OF	20,948	25,748	4,409.33	.00	.00	21,338.67	17.1%
99016203 510152 INLAND WETLAND SEC	4,170	4,170	1,248.96	.00	.00	2,921.04	30.0%
99016203 522110 PROFESSIONAL AFFIL	60	60	60.00	.00	.00	.00	100.0%
99016203 522130 TRAVEL	100	100	.00	.00	.00	100.00	.0%
99016203 522140 MEETINGS, FEES, ET	100	100	.00	.00	.00	100.00	.0%
99016203 522220 PROFESSIONAL SERVI	300	300	.00	.00	.00	300.00	.0%
99016203 522310 ADVERTISING	900	900	426.30	.00	90.00	383.70	57.4%
99016203 522890 EASTERN CT CONSERV	1,000	1,000	.00	.00	.00	1,000.00	.0%
99016203 533150 OFFICE SUPPLIES	400	400	.00	.00	.00	400.00	.0%
TOTAL INLAND WETLANDS COMMISSSION	27,978	32,778	6,144.59	.00	90.00	26,543.41	19.0%
TOTAL GENERAL FUND	27,978	32,778	6,144.59	.00	90.00	26,543.41	19.0%
TOTAL EXPENSES	27,978	32,778	6,144.59	.00	90.00	26,543.41	
GRAND TOTAL	27,978	32,778	6,144.59	.00	90.00	26,543.41	19.0%

** END OF REPORT - Generated by Paula Leblanc **

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TOWN OF THOMPSON
YEAR-TO-DATE BUDGET REPORT

JULY 1, 2023 THRU NOV 30, 2023

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glytdbud

FOR 2024 13

JOURNAL DETAIL 2024 1 TO 2024 13

ACCOUNTS FOR:		ORIGINAL	REVISED				AVAILABLE	PCT
9901	GENERAL FUND	APPROP	BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	BUDGET	USED

99016203 INLAND WETLANDS COMMISSSION								

99016203 510151	INLAND WETLANDS OF	20,948	25,748	4,409.33		.00	21,338.67	17.1%
2024/01/000023	07/13/2023 PRJ	396.83 REF	T07133			WARRANT=T07133	RUN=1 TOWN PAY	
2024/01/000089	07/27/2023 PRJ	835.94 REF	T07273			WARRANT=T07273	RUN=1 TOWN PAY	
2024/01/000197	07/21/2023 BUA	4,800.00 REF				Inc Wetl budget for reg comp.		
2024/01/000201	07/01/2023 BUC	20,948.00 REF				ORIGINAL BUDGET 2024		
2024/02/000028	08/10/2023 PRJ	822.56 REF	T08103			WARRANT=T08103	RUN=1 TOWN PAY	
2024/02/000093	08/24/2023 PRJ	822.56 REF	T08243			WARRANT=T08243	RUN=1 TOWN PAY	
2024/03/000012	09/07/2023 PRJ	856.00 REF	T09073			WARRANT=T09073	RUN=1 TOWN PAY	
2024/03/000066	09/21/2023 PRJ	675.44 REF	T09213			WARRANT=T09213	RUN=1 TOWN PAY	
99016203 510152	INLAND WETLAND SEC	4,170	4,170	1,248.96		.00	2,921.04	30.0%
2024/01/000089	07/27/2023 PRJ	312.24 REF	T07273			WARRANT=T07273	RUN=1 TOWN PAY	
2024/01/000201	07/01/2023 BUC	4,170.00 REF				ORIGINAL BUDGET 2024		
2024/02/000093	08/24/2023 PRJ	312.24 REF	T08243			WARRANT=T08243	RUN=1 TOWN PAY	
2024/03/000066	09/21/2023 PRJ	312.24 REF	T09213			WARRANT=T09213	RUN=1 TOWN PAY	
2024/05/000003	11/02/2023 PRJ	312.24 REF	T11023			WARRANT=T11023	RUN=1 TOWN PAY	
99016203 522110	PROFESSIONAL AFFIL	60	60	60.00		.00	.00	100.0%
2024/01/000201	07/01/2023 BUC	60.00 REF				ORIGINAL BUDGET 2024		
2024/05/000107	11/30/2023 API	60.00 VND	002796 VCH	CACIWC		ANNUAL MEMBERSHIP DUES		77557
99016203 522130	TRAVEL	100	100	.00		.00	100.00	.0%
2024/01/000201	07/01/2023 BUC	100.00 REF				ORIGINAL BUDGET 2024		
99016203 522140	MEETINGS, FEES, ET	100	100	.00		.00	100.00	.0%
2024/01/000201	07/01/2023 BUC	100.00 REF				ORIGINAL BUDGET 2024		
99016203 522220	PROFESSIONAL SERVI	300	300	.00		.00	300.00	.0%
2024/01/000201	07/01/2023 BUC	300.00 REF				ORIGINAL BUDGET 2024		
99016203 522310	ADVERTISING	900	900	426.30		.00	383.70	57.4%
2024/01/000040	07/13/2023 POE	80.00 VND	002290 PO 124050	STONEBRIDGE PRESS	IN LEGAL NOTICE			
2024/01/000073	07/19/2023 POE	50.00 VND	002290 PO 124068	STONEBRIDGE PRESS	IN LEGAL NOTICE (VANDI)			
2024/01/000201	07/01/2023 BUC	900.00 REF				ORIGINAL BUDGET 2024		
2024/02/000009	08/03/2023 API	58.80 VND	002290 VCH	STONEBRIDGE PRESS	IN LEGAL NOTICE			76938
2024/02/000009	08/03/2023 POL	-80.00 VND	002290 PO 124050	STONEBRIDGE PRESS	IN LEGAL NOTICE		2024	
2024/02/000009	08/03/2023 API	14.70 VND	002290 VCH	STONEBRIDGE PRESS	IN LEGAL NOTICE (VANDI)			76938
2024/02/000009	08/03/2023 POL	-50.00 VND	002290 PO 124068	STONEBRIDGE PRESS	IN LEGAL NOTICE (VANDI)		2024	

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TOWN OF THOMPSON
YEAR-TO-DATE BUDGET REPORT

JULY 1, 2023 THRU NOV 30, 2023

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glytdbud

FOR 2024 13

JOURNAL DETAIL 2024 1 TO 2024 13

ACCOUNTS FOR: 9901	GENERAL FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
99016203 INLAND WETLANDS COMMISSSION								
99016203 522310 ADVERTISING								
2024/02/000085	08/17/2023 POE	80.00 VND	002290 PO 124097	STONEBRIDGE PRESS IN LEGAL NOTICE (POPIAC & JEZIER				
2024/02/000101	08/23/2023 POE	40.00 VND	002290 PO 124109	STONEBRIDGE PRESS IN LEGAL NOTICE				
2024/02/000131	08/31/2023 POE	40.00 VND	002290 PO 124117	STONEBRIDGE PRESS IN LEGAL NOTICE "SAAD"				
2024/03/000050	09/13/2023 POE	40.00 VND	002290 PO 124126	STONEBRIDGE PRESS IN LEGAL NOTICE (CANDIDUS)				
2024/05/000058	11/15/2023 POE	58.80 VND	002290 PO 124178	STONEBRIDGE PRESS IN LEGAL NOTICE				
2024/05/000058	11/15/2023 POE	44.10 VND	002290 PO 124179	STONEBRIDGE PRESS IN LEGAL NOTICE				
2024/05/000061	11/15/2023 POE	29.40 VND	002290 PO 124180	STONEBRIDGE PRESS IN LEGAL NOTICE				
2024/05/000075	11/20/2023 POE	45.00 VND	002290 PO 124184	STONEBRIDGE PRESS IN LEGAL NOTICE				
2024/05/000075	11/20/2023 POE	30.00 VND	002290 PO 124185	STONEBRIDGE PRESS IN LEGAL NOTICE				
2024/05/000105	11/29/2023 POE	45.00 VND	002290 PO 124193	STONEBRIDGE PRESS IN LEGAL NOTICE				
2024/05/000107	11/30/2023 API	58.80 VND	002290 VCH	STONEBRIDGE PRESS IN LEGAL NOTICE (POPIAC & JEZIER				77604
2024/05/000107	11/30/2023 POL	-80.00 VND	002290 PO 124097	STONEBRIDGE PRESS IN LEGAL NOTICE (POPIAC & JEZ2024				
2024/05/000107	11/30/2023 API	29.40 VND	002290 VCH	STONEBRIDGE PRESS IN LEGAL NOTICE				77604
2024/05/000107	11/30/2023 POL	-40.00 VND	002290 PO 124109	STONEBRIDGE PRESS IN LEGAL NOTICE			2024	
2024/05/000107	11/30/2023 API	29.40 VND	002290 VCH	STONEBRIDGE PRESS IN LEGAL NOTICE "SAAD"				77604
2024/05/000107	11/30/2023 POL	-40.00 VND	002290 PO 124117	STONEBRIDGE PRESS IN LEGAL NOTICE "SAAD"			2024	
2024/05/000107	11/30/2023 API	29.40 VND	002290 VCH	STONEBRIDGE PRESS IN LEGAL NOTICE (CANDIDUS)				77604
2024/05/000107	11/30/2023 POL	-40.00 VND	002290 PO 124126	STONEBRIDGE PRESS IN LEGAL NOTICE (CANDIDUS)			2024	
2024/05/000107	11/30/2023 API	29.40 VND	002290 VCH	STONEBRIDGE PRESS IN LEGAL NOTICE				77604
2024/05/000107	11/30/2023 POL	-30.00 VND	002290 PO 124185	STONEBRIDGE PRESS IN LEGAL NOTICE			2024	
2024/05/000107	11/30/2023 API	44.10 VND	002290 VCH	STONEBRIDGE PRESS IN LEGAL NOTICE				77604
2024/05/000107	11/30/2023 POL	-44.10 VND	002290 PO 124179	STONEBRIDGE PRESS IN LEGAL NOTICE			2024	
2024/05/000107	11/30/2023 API	58.80 VND	002290 VCH	STONEBRIDGE PRESS IN LEGAL NOTICE				77604
2024/05/000107	11/30/2023 POL	-58.80 VND	002290 PO 124178	STONEBRIDGE PRESS IN LEGAL NOTICE			2024	
2024/05/000107	11/30/2023 API	29.40 VND	002290 VCH	STONEBRIDGE PRESS IN LEGAL NOTICE				77604
2024/05/000107	11/30/2023 POL	-29.40 VND	002290 PO 124180	STONEBRIDGE PRESS IN LEGAL NOTICE			2024	
2024/05/000107	11/30/2023 API	44.10 VND	002290 VCH	STONEBRIDGE PRESS IN LEGAL NOTICE				77604
99016203 522890	EASTERN CT CONSERV	1,000	1,000	.00	.00	.00	1,000.00	.0%
2024/01/000201	07/01/2023 BUC	1,000.00	REF				ORIGINAL BUDGET 2024	
99016203 533150	OFFICE SUPPLIES	400	400	.00	.00	.00	400.00	.0%
2024/01/000201	07/01/2023 BUC	400.00	REF				ORIGINAL BUDGET 2024	
TOTAL INLAND WETLANDS COMMISSSION		27,978	32,778	6,144.59	.00	90.00	26,543.41	19.0%



**TOWN OF
THOMPSON**
Inland Wetlands Commission

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WETLANDS AGENT REPORT – December 2023

UPDATES

- I have been tackling the administrative backlog that accumulated during the transition. There were several outstanding purchase orders for legal notices, some sent in error by the publisher to Woodstock for billing. I have not received new applications, and hopefully that signals the seasonal slowdown in permitting. I've had many residents in the office regarding potential projects which may come in the spring. The Camelio subdivision was approved by P&Z, and the mylars are ready for signature and filing.

INSPECTIONS/FOLLOWUP ACTIONS

- **VIOL21036, Mark Baer** – I discussed this longstanding issue with Marla Butts this week, specifically the viability of placing an order or cease and desist on the land records. She has already placed a hold on the building permit to not issue a Certificate of Occupancy until the Wetlands Violation is resolved. Instead of placing something on the land records, she advised that I first communicate with Mr. Baer about his progress, and then confirm/advise the listing agent for the property of the violation.
- **VIOL23013, Wojciech Sudyka** – I have reached out to the new staff in Dudley and their Wetlands consultant regarding a clearing complaint they had received in early 2023, and a request to discuss concerns that Marla had about the Perry Pond Dam. I asked Daniel Blanchette of J&D Civil Engineers about an updated site plan and his communications with DOT about the Route 12 culvert which may have been the cause for road flooding. I will update the Commission when I receive their replies.
- **VIOL23034, James Quaiel** – A complaint from 8 Hill Road was received that fill had been placed on the driveway to 6 Hill Road, owned by James Quaiel, causing flooding of the basement for 8 Hill Road, owned by Melissa and Jason Gieck. The fill was placed within 100 feet of wetlands soils, necessitating a declaratory ruling or wetlands agent approval. Lack of approval is the cause for the issuance of the violation; however, it is difficult to determine if the fill is related to basement flooding. It was claimed that a culvert or pipe existed at the driveway previously and allowed for flow but was blocked; this can't be proven. Analysis of topography and observation showed no channelization. It is noted on plans for the Gieck property that a sump pump would be necessary and a drain from their home is depicted with an outlet to the wetlands area, which was not found. The former issues may be the cause for flooding. A permit, or approval would be needed for the driveway, however engineering or hydrological study is beyond what is typically required of a project of this type on the fringe of the upland. I have emails from Mr. Quaiel and his neighbors, the Geicks to analyze and reply to, however I am still uncertain about the next, appropriate steps. There is no clear route to close this complaint.
- **Complaint 23-05, filling near 50 Reardon Road** – Marla had taken complaints about recent filling activities across the street from 50 Reardon Road on property owned by St Joseph's Catholic Society. Since one of the letters stated the work was done by Ron Desrochers Construction Company she spoke to Mr. Desrochers; he told her that this site received past approval by the Commission. Permit **02-03-02**, approved April 15, 2002, for activities associated with the expansion of the cemetery, extension of a pipe, and placement of fill, may have authorized that work, but the permit was not renewed and expired in 2007. I have reached out to the parish to discuss the matter.

report continued,

WETLANDS AGENT PERMITS ISSUED

- WAA23028, John Camelio, 597 East Thompson Road (map 154, block 5, lot 10C), New house within upland review area, received 10/4/23. Approved 11/29/23.
- WAA23029, John Camelio, 597 East Thompson Road (map 154, block 5, lot 10D), New house within upland review area, received 10/4/23. Approved 11/29/23.
- WAA23033, Jane Kuhar, 0 Arrowhead Drive, (map 141, block 17, lot 132), New house within upland review area received 10/30/23. Approved 11/20/23.
- WAA23034, Karen Quaiel, 0 Arrowhead Drive, (map 141, block 17, lot 134), New house within upland review area, received 10/30/23. Approved 11/20/23.

BUILDING PERMITS REVIEWED

- Lorkiewicz, 193 Linehouse Road, 16x24 shed in upland review area
A Declaratory Ruling or Wetlands Agent Approval will be necessary.
- Neil P LLC, 520 Riverside Drive, Liquor store relocation of underground pipe with discharge
Reiterated conditions of **IWA21009**: E&S, bioretention area installation required before building.
- Tewksbury, 185 Breault's Landing, 2 single-family homes
Parcel and project outside of regulated area.
- Mountford, Logan's Lane, 3-lot subdivision,
Marla and I researched the delineation of the original subdivision - No wetlands or upland.

PURCHASE REQUESTIONS STATUS

- Payment of \$58.80 (P.O. 124097), Stonebridge Press
- *legal notice for Popiac IWA23014 and Jezierski WAA23016.*
- Payment of \$29.40 (P.O. 124109), Stonebridge Press
- *legal notice for Roach WAA23019.*
- Payment of \$29.40 (P.O. 124117), Stonebridge Press
- *legal notice for Saad WAA23021.*
- Payment of \$29.40 (P.O. 124126), Stonebridge Press
- *legal notice for Candidus WAA23020.*
- Payment of \$58.80 (P.O. 124178), Stonebridge Press
- *legal notice for Rawson WAA23018, Przybylek WAA23030 and Audet WAA23031.*
- Payment of \$44.10 (P.O. 124179), Stonebridge Press
- *legal notice for Eastwood Thompson, LLC IWA23024 and Mountford Construction, LLC WAA23032.*
- Payment of \$29.40 (P.O. 124180), Stonebridge Press
- *legal notice for Town of Thompson WAA23022.*
- Payment of \$29.40 (P.O. 124185), Stonebridge Press
- *legal notice for Camelio SUB23027.*
- Payment of \$44.10 (P.O not #'d), Stonebridge Press
- *legal notice for Calabro WAA23025.*
- Encumbered \$45.00 (P.O. 124184), Stonebridge Press
- *legal notice for Kuhar WAA23033, Quaiel WAA 23034.*
- Encumbered \$45.00 (P.O. 124193), Stonebridge Press
- *legal notice for Camelio WAA23028, Camelio WAA23029.*

Respectfully submitted,



Dan Malo, Wetlands Agent

Agenda Item K) Correspondence

None

Agenda Item J) Signing of Mylars

1.**SUB23027**, John Camelio, 597 East Thompson Rd
(map 154, block 5, lot 10), 3-lot subdivision

Agenda Item M) Comments by Commissioners

Agenda Item N) Adjournment