



## TOWN OF THOMPSON

Inland  
Wetlands  
Commission

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### MEETING MINUTES: Tuesday, June 14<sup>th</sup>, 2022 7:00PM

*Hybrid meeting via ZOOM Online Meeting Portal*

*and in-person at Merrill Seney Community Room,*

*Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT*

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- 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), Francesca Morano (Commissioner), Marla Butts (Wetlands Agent), Dan Malo (Recording Secretary), Bryce Pratt (IT), and Amy St.Onge (First Selectman)

Members of the public: Valerie Clark, Gary Kettle, Mark Simon, Daniel Blanchette, Sean Copeland, WINY, and others.

- B) Appointment of Alternates – n/a

- C) Minutes of Previous Meetings –

- (a) The March 8, 2022 Meeting Minutes were accepted with correction of the Recording URL:

The Meeting Recording can be seen at the link below, with the Access Passcode: xXiL1?VE  
[https://us02web.zoom.us/rec/share/JH-fdmdu8LyYaEwUR0UbZKtrrQzW3Q0MfWm0uF1ZQyK2j\\_CPNGSxYnfKzkb\\_Dcpl.zo1CykrLA4VfCF1j](https://us02web.zoom.us/rec/share/JH-fdmdu8LyYaEwUR0UbZKtrrQzW3Q0MfWm0uF1ZQyK2j_CPNGSxYnfKzkb_Dcpl.zo1CykrLA4VfCF1j)

- (b) A meeting quorum was not achieved at the June 11, 2022 sitewalk. No minutes were taken.

- D) Citizens Comments on Agenda Items – none

- E) Applications

- a) Old Applications

1. **WAA22009**, Thomas Dolan, Jr., 0 New Rd (Assessor's map 154, block 5, lot 10A), new single-family home in 100-foot upland review area, received 4/19/22, issued 5/23/22, legal notice published 6/10/22, end of appeal period 6/25/22. No action required by the Commission.
2. **IWA22010**, Mark Simon, 0 Sand Dam Rd (Assessor's map 133, block 24, lot 63), fill wetlands for driveway crossing & new home, septic and well mostly in 100-foot upland review area, stamped received 5/3/22, statutorily received 5/10/22. Septic design has been finalized. The applicant proposes a driveway crossing over an intermittent stream. Fruit trees and fixed solar panels are being considered in a clearing along Babula Road. George O'Neil asked what type of solar system and battery system would be installed. Mark Simon stated that he is still in the consultation phase. Marla Butts asked about the construction sequence for the crossing, to which Daniel Blanchette of J&D Civil Engineers stated that work will be performed during low flow and according to the erosion and sediment control plan on Sheet #3.

Marla Butts and George O'Neil presented some of the site characteristics that they witnessed on June 11, 2022. Marla asked if a response was received regarding the National Diversity Database. Daniel Blanchette stated that he has not yet received a response, however the construction is outside of the hash-marked area depicted on the map. No work is proposed in the critical habitat. Marla asked why two culverts were chosen for the driveway crossing. Daniel Blanchette stated that there is no well-defined channel, and two culverts will hope to follow the natural hydraulics as much as possible. Fran Morano asked how the power supplied by the solar panels would reach the house. Daniel Blanchette said that a conduit would be installed under the driveway. A motion to approve the application was made by Diane Chapin and seconded by Charlie Obert. **The motion was APPROVED 4-0.**

3. **IWA22011**, D.H. Copeland Builder, Inc, 119 New Road (Assessor's map 154, block 3, lot 21), 10-foot extension of 15" culvert under existing driveway to widen driveway by 6', electronically received 5/5/22, statutorily received 5/10/22. Driveway initially authorized by **WAA21016**. Marla Butts stated she observed water from adjacent lot 117 flowing through the ditch-line at the New Road culvert, though the flow has subsided. Marla noted that such runoff should not be occurring and she has discussed this with both property owners. Marla will monitor flow throughout the seasons. She has no concern regarding the expansion of the driveway. An additional driveway permit will be required. A motion to approve the application was made by Charlie Obert and seconded by Diane Chapin. **The motion was APPROVED 4-0.**

b) New Applications

1. **WAA22012**, Marc & Lori Addington, 76 Lehtinen Rd (Assessor's map 137, block 21, lot 17A), construction of a 32' X 24' detached garage with driveway access located within the 100-foot upland review area, stamped received 5/9/22, issued 5/23/2022, legal notice published 6/10/22, end of appeal period 6/25/22. No action required by the Commission.
2. **WAA22013**, Hany Youssef, 274 Riverside Dr (Assessor's map 87, block 95, lot 39), construct commercial building on existing foundation for non-medical cannabis facility, stamped received 5/ 23/22, under review. The applicant intends to use existing foundation on site. It is unclear if the foundation is adequate to be built upon. An engineer's certification would be required to determine if the foundation suitable; if not, additional earthmoving might be required which would make the project a significant activity requiring a wetlands permit.
3. **WAA22015**, Greg & Anna Kuznecki, 0 Richard Bennett Lane (Assessor's map 137, block 7, lot 5L), construct septic system and discharge foundation drain in 100-foot upland review area, stamped received 6/6/22, under review pending receipt of NDDH design approval.
4. **DEC22016**, Gary Kettle, 149 Wilsonville Rd (Assessor's map 77, block 47, lot 1), request to install tiles in a 10x10 area in wetlands for irrigating plants at the Wilsonville Herb Farm store, stamped received 6/6/22. A motion to approve the application as a use permitted as a right was made by Charlie Obert and seconded by Diane Chapin. **The motion was APPROVED 4-0**

F) Applications Received After Agenda was Published - None

G) Permit Extensions / Changes - None

## H) Violations &amp; Pending Enforcement Actions

- a) **Notice of Violation VIOL21023**, Jamie Piette, 0 & 73 Center Street (Assessor's map 16, block X, lots H & 2), unauthorized construction of retaining wall and associated backfill in or near Little Pond, issued 8/24/21. Marla recommended that a plan provided by Killingly Engineering Associates be considered the 'as-built' and filed on the Town land records. Marla will contact the property owner instructing them to file the as-built.
- b) **Notice of Permit Violation VIOL21036**, Permit IWA20022, Marc Baer, 1227 Thompson Rd (Assessor's map 116, block 24, lot 10), grades not as authorized in modified plan approved by the Commission on February 9, 2021. Marla Butts was informed by Daniel Blanchette of J&D Civil Engineers that he had not yet received notification from Marc Baer to proceed with plan changes. Marla and Dan Malo inspected the site on 6/8/22. Construction has halted.
- c) **Notice of Violation VIOL22008**, Rodney Lamay, 0 Quaddick Town Farm Road (Assessor's map 160, block 11, lot 15), unauthorized clearing, cutting & grading in wetlands, issued by Acting Wetland Agent Dan Malo on 3/21/2022. Marla and Dan inspected the site 6/8/22. No work has occurred since the issuance of the Notice of Violation. Marla will close the file.
- d) **Notice of Violation VIOL22014**, Jason Chin & Dannielle Lohler, 150 Wilsonville Rd (Assessor's map 77, block 46, lot 29), construction of detached garage in 100-foot upland review area, violation issued 6/6/2022. Two garages were built in uplands prior to the issuance of permits. Marla will be working with the Zoning Officer and Building Department to address.

## I) Other Business

- a) Draft Subdivision Regulations – Marla Butts recommended in writing to the Planning & Zoning Commission to re-adopt 'net buildable area'. Inland Wetlands Commissioners agreed that Marla should present her concerns in person to Planning & Zoning. Charlie Obert said that the draft regulations should be reviewed by the Town Attorney and Select-board.
- b) A motion to modify the agenda to include public comment after 'Other Business' was made by George O'Neil and seconded by Charlie Obert. **The motion was unanimously APPROVED.**

## J) Public Comment Period

Valerie Clark thanked the Wetlands Commission and Marla Butts for diligence in reviewing the revisions to the Subdivision Regulations. She hopes that the Planning & Zoning Commission incorporates Marla's comments before the process moves forward.

## K) Reports

- a) Budget & Expenditures – Diane Chapin reported \$3,149.22 available in the budget. 88.1% of the budget has been expended. \$40 were encumbered in the prior month for legal notices. The Wetlands budget for 2022-2023 has been approved by the Board of Finance at \$27,424. Marla noted that her salary line will be exceeded before the end of the current fiscal year.
- b) Wetlands Agent Report – Marla Butts noted that no progress has been made on MS4, records retention, or Inland Wetlands Regulation updates. She noted that the focus of Wetlands Regulation updates will be on 'Conceptual Subdivisions' and the fee structure.

## L) Correspondence

- a) Connecticut Wildlife Magazine - March/April 2022 Edition
- b) Copy of DEEP Permit Application for the Use of Pesticides in State Waters (for Quinebaug Park Pond - 111 Old Turnpike, Rte 197)

- c) Copy of DEEP Permit Application for the Use of Pesticides in State Waters (for Vincent Pond - 0 Lambert Rd)
- d) Notification of public review and comment period for DEEP's proposed 2022 Integrated Water Quality Report to Congress from June 6<sup>th</sup> to July 6<sup>th</sup>.

M) Signing of Mylars – none

N) Comments by Commissioners –

Diane Chapin echoed Valerie Clark's comments regarding the revisions to the Subdivision Regulations. Charlie Obert thanked Marla Butts for the quality of her analysis of the revisions. He asked if an outside consultant could be brought in to work on the MS4 updates. Marla stated that the lack of a Public Works Director hinders the inter-departmental process.

George O'Neil thanked the Commissioners and staff for their time and efforts.

- O) At 8:30 PM, after completion of the agenda, Charlie Obert made a motion to adjourn the meeting. The motion was seconded by Diane Chapin. **The motion was unanimously APPROVED.**

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To see/hear the entire meeting via ZOOM, copy and paste the following link into your search bar:  
<https://us02web.zoom.us/rec/share/qHcLs2GUDqMHG5lqnOsTVY9FkgMApRHliQwovKD4DBj1ceH9RotHqzwwCCO8mTFt.ktLZPYnq0HuPdJ04>

Access Passcode: mpp?7KTC

Respectfully submitted, Dan Malo, Recording Secretary

