



TOWN OF THOMPSON

Inland Wetlands Commission

815 Riverside Drive, P.O. Box 899

North Grosvenordale, CT 06255

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MEETING Minutes: Tuesday, July 12, 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 7:00pm

- A) The meeting was called to Order at 7:10 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, entered the meeting at 8:01 PM), Marla Butts (Wetlands Agent), Gloria Harvey (Recording Secretary), and Amy St. Onge (First Selectman)

Members of the Public: Valerie Clark, Janet Blanchette, Jason Lavallee, Dale Harger, Gregg Carso and others

- B) Appointment of Alternates – n/a

- C) Action on Minutes of Previous Meetings

- a) Motion Charlie Obert, second Diane Chapin to accept the Minutes of June 14, 2022. The Minutes of June 14, 2022 are accepted.

- D) Citizens Comments on Agenda Items - None

- E) Applications

- a) Old Applications

1. **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, issued 6/27/22, legal notice to be published 7/8/22, end of appeal period 7/23/22. No action required by the Commission.
2. **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, issued 6/28/22, legal notice to be published 7/8/22, end of appeal period 7/23/22. No action required by the Commission.

- b) New Applications

1. **WAA22017**, Emily Kreidler, 31 Becola Rd (Assessor's map 116, block 24, lot 25), demolish existing home, reconstruct new home in same location with new well within the 100-foot upland review area for Little Pond, stamped received 6/15/22, under review. Copy of NDDH B100 approval received for home and new well. Requested J & D Engineering to submit a revised plan showing the 100-year flood plain. The existing septic system and leach field located on the other side of Becola Road is not being replaced. The Commissioners had no objection to the issuance of a Wetlands Agent Approval once the updated information is received.

2. **WAA22018**, Eliezer & Joyce Machado, 1290 Riverside Drive (Assessor's map 57, block 66, lot 6S), construct 12' X 24' inground pool, stamped received 6/15/22, issued 6/28/22, legal notice to be published 7/8/22, end of appeal period 7/23/22. Wetlands Agent Approval was issued with an additional condition stating all soil excavated for pool construction, if deposited on site, shall be placed outside of the 100-foot upland review area and stabilized with vegetation or if deposited offsite, such disposal must comply with all state requirements with respect to wetlands. No requests for appeal were received, so no action is required by the Commission at this time.
3. **SUB22019**, Lavallee Construction LLC, 0 Donovan Dr (Assessor's map 3, block 80, lots 2T, 2U & 2W), re-subdivide 3 existing lots into 4 lots, stamped received 6/30/22. Note: work proposed in the 100-foot upland review area on Lot 2T is already authorized under Permit IWA17037. This is a request for a conceptional subdivision plan approval. Zoom documents containing the application documents, were viewed. Janet Blanchette, J & D Civil Engineering, stated that the developer is donating 19 acres near the Quinebaug River. There use to be three lots which have enough frontage and area to split these three lots into four. No work is proposed in wetlands and very little work in the upland review area which is already covered by Permit IWA17037. Since there is no change in the regulated activities Marla stated she sees no reason why the Commission will not inform the PZC that all the work that was proposed in this conceptional subdivision plan, wetlands regulated activities have already been authorized, and no further action is required by the Wetlands Commission. Janet Blanchette stated the developer is required to provide a walking trail and parking. In response to a question as to when the public will be notified of access to the walking trail, Janet Blanchette stated she hoped it would be promoted on the website or by the Trails Committee. Sidewalk placement and maintenance, and effect on the upland review area were discussed. A motion was made by Charlie Obert, seconded by Diane Chapin to approve the conceptional subdivision plan with a supplemental recommendation to the Planning and Zoning Commission regarding sidewalks and trail. The motion was APPROVED 3-0. Chairman O'Neil asked Marla to notify the Planning and Zoning Commission as discussed.
4. **IWA22020**, Lavallee Construction LLC, 0 Donovan Dr. (Assessor's map 3, block 80, lot 2D), filling 690 sq ft of wetlands and work in the 100-foot upland review area for the construction to 2 single family homes with wells & septic systems, stamped received 6/30/22, statutorily received 7/12/22. Note: proposal involves a re-subdivision splitting the lot into 2 lots; site walk conducted on 3/12/22. The application was submitted as a permit application because it was filling in wetlands. Minor work will be required in the upland review area on the lot that is being created. One permit was submitted for both lots and the Commission's decision will be forwarded to the Planning and Zoning Commission because splitting one lot into two lots will require resubdivision approval. Janet Blanchette stated Margaret Washburn reported there was not enough water to make it a vernal pool. She made six sweeps with a net and found no fairy shrimp, amphibians or egg masses, no vernal pool obligates were observed. Large quantities of algae and some winged insects were observed. The Commission accepted this application per state statute and will be considered for a decision at next month's meeting.
5. **DEC220221**, Gregg & Lauren Corso, 36 Labonte Rd. (Assessor's map 120, block 30, lot 7), timber harvest request as use permitted as of right, stamped received 7/5/22. Applicant Gregg Corso, via Zoom, stated the plan was submitted by a cost sharing plan through the NRCS and the Forest Management Plan was prepared by Eric Hansen, Forester, in the state of Connecticut. He confirmed that this application did not contain the Timber Harvest on 0

Lowell Davis Road, the work is limited to only 36 LaBonte Road. Wetlands have been avoided. The plan indicated temporary stream/drainage crossing. Plan for timber harvest is for fall and winter to prevent damage to wet area, as conditions in the spring and summer are moist and not passible for equipment. Gregg Carso will send an electronic copy of the Forest Management Plan to Marla for the record. A motion to approve the application to grant a Use Permitted as of Right at 36 LaBonte Road was made by Charlie Obert and seconded by Diane Chapin. The application was approved 3-0.

- c) Applications Received After Agenda was Published - None
- F) Permit Extensions / Changes – None
- G) Violations & 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. Email sent to Jamie Piette, stating the engineering evaluation was acceptable to allow the rebuilt retaining wall to remain without modification and if the plan Killingly Engineering Associates submitted entitled Improvement Location Survey prepared for Jamie Piette, 73 Center Street, Thompson, Ct dated 12/9/2021 was filed in Thompson Land Records the violation would be considered resolved without any requirement for the submission of After the Fact Permit Application. On June 21 2022, Jamie Piette replied that they plan to file the mylar. On July 11, 2022 Killingly Engineering was contacted and the mylar has been produced and waiting for the Piette's to pick it up and file it on the land records.
 - 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. This violation file will be kept open until an acceptable as built drawing for the site has been received so the Commission can decide if there is any remedial work that will be required. On July 6, 2022, Marla Butts visited the site and observed ongoing work and putting waterproofing material on the foundation. The Building Department was notified, and the Building Official went out and inspected the site and sent an email to Mr. Baer notifying him the work being done is not acceptable and issued a stop work order until site issues are addressed and corrected.
 - 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 3/21/2022. Marla Butts visited the site and observed evidence that some vehicle or machine had crossed into the property and until she gets access from the neighboring property that abuts up to it, she will not be able to verify activity.
 - 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, issued 6/6/2022. Notice of Violation issued on June 6, 2022 and sent by Certified Mail, delivered on June 6, 2022, stated that they were now placed on notice that any new earth moving or construction work within 100' of wetlands or watercourses or any alteration of wetlands or watercourses without seeking or obtaining approval from the Inland Wetlands Commission may result in the issuance of a Cease and Desist Order and if issued would be filed in the permanent land records in the Town of Thompson and would remain there until the violation was resolved. No contact from Mr. Chin or Ms. Lohler has been received to date. They have been placed on notice and there is nothing they have to do. With the approval of the Commission, Marla will close the file.

H) Other Business

a) Training Options

Public act passed regarding Land Use Commissioners, and OPM was supposed to set up a training program for PZC Commissioners. There was no reference to Inland Wetlands Commissioners. Marla Butts contacted the DEEP and was told the in-person training program they use to do was now only online and is being maintained by UCONN Clear's Land Use Academy. A link will be put on the website where Commissioners can get their certificate renewed, and find more supplemental ongoing education programs available at no charge.

b) Update on Proposed Revisions to Subdivision Regulations

Approached the Planning and Zoning Commission about concerns of the loss of net buildable area from the Zoning Regulations and the impact it might have on subdivision applications. The subdivision regulations that are being proposed will include some changes that increase the pressure on developing marginal lands such as flood plains and wetlands including shared drives, private roads and coupled with smaller lots. Marla will set up an in-house meeting in August with George O'Neil, Joseph Parodi-Brown, Tyra, Amy St. Onge and Janet Blanchette to discuss concerns about net buildable area and lot sizes in the Zoning Regulations before she approaches the Planning and Zoning Commission to discuss these issues.

I) Citizen's Comments – Placed incorrectly in Zoom documents, correct in the agenda–scribblers' error

Valeria Clark, 105 Alm Road- Noticed on Map Geo links to field cards are broken and she was unable to find the Assessors Data Base online. The Wetlands Agent responded that there is a problem with Map Geo, and it is being worked on to fix these issues. Function with Vision does not work anymore so the Town is not using Vision in Map Geo. The proposed fix to Map Geo will not change any information on the field cards. She advised Valerie Clark to contact the Assessor to discuss a way to obtain the information she is looking for.

J) Reports

a) Budget & Expenditures

Treasurer Diane Chapin reported the budget for year end, July 1, 2021-June 30, 2022, closed at 100.8% of budget. Encumbrances for the Wetlands Agent and Advertising totaled \$316.00

Wetlands Agent explained she spent over 100 hours when the request for redlining was received for the subdivision regulations revisions. This used a tremendous amount of her time and she cut back as much as she could in areas that were unnecessary so overages would not be too excessive. Overage on her salary was 109%. She also spoke with First Selectman Amy St. Onge who said she would find a way to cover the overage.

b) Wetlands Agent Report – For details see report filed in the Wetlands Office.

Updates: no progress has been made on the MS4 2019-2021 Annual Report, MS4 contracts, records disposal or on the drafting IWC regulation amendments. Focus will now be on Inlands Wetlands Commission regulation amendments, and she will send them out to the Commission Members in advance. She will suggest a Special Meeting to discuss potential changes, and she expressed concerns about application fees not being adequate and the elimination of conceptional subdivision plan approvals.

Inspections / Followup Actions: **Complaint 22-06**, 286 Thompson Hill Rd – Report of trenching in wetlands for electrical service at Thompson Manor – Determine that a very small amount of work occurred in the 100-foot upland review area and expect J&D Civil Engineers will be submitting in the next week a wetlands agent approval for the development of the house lot

including the work for the electrical service. **Complaint 22-07**, 21 Marcy Lane – Report of siltation from driveway expansion – Inspection revealed there is an erosion and siltation problem with widening of the driveway and a follow up inspection will be performed shortly to check on soil stabilization progress and determine what further action may be needed in coordination with any Public Works requirements on the driveway expansion. **117, 119 & 0 New Road** – Still investigating how a new water flow was created at 117 New Road affecting the properties at 119 New Road and 0 New Road. This involves researching the original subdivision plans, building permit files, gravel mining permits and the effects subsequently lot line adjustments may have had on the development of 117 New Road.

Building Permits Reviewed: 9 reviewed

Miscellaneous: Created and forwarded to the Director of Planning and the ZEO Word templates for legal notices on zoning permits and zoning public hearing to help reduce costs associated with such notices.

Purchase Requisition Status – Last fiscal year: 4 requisitions outstanding all related to legal notices

K) Correspondence – None

L) Signing of Mylars – None

M) Comments by Commissioners

Charlie Obert questioned the possibility of available hours for MS4 work be combined with Conservation or other departments to find responsibilities that could be combined. Marla responded she looked into that and Dan Malo is not available for MS4 work as he is working on Open Space, easements and cemeteries and he suggested that most of the work needs to be documented and done by the Public Works Department on a daily basis. Public Works also has monies budgeted to contract out the work for the annual report. This will be the last annual report to be drafted by her.

N) Adjournment

At 8:25 PM, Francesca Morano made a motion to adjourn the meeting. The motion was seconded by Diane Chapin. **The motion was unanimously APPROVED.**

Respectfully submitted,

Gloria Harvey, Recording Secretary

Gloria Harvey

Topic: Inlands Wetlands

Start Time: Jul 12, 2022 06:42 PM

Meeting Recording:

https://us02web.zoom.us/rec/share/7Rah-NaUknkKTVoctaeM88enegy99O912DrdUY9FRCfS4qGs6moFsa5KJbmNeaqF.qMmcIcXkvjLs_HZ1

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