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MEETING MINUTES: Tuesday, September 13th, 2022 7:00PM

Via ZOOM Online Meeting Portal

- A) The meeting was Called to Order at 7:00PM 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), Fran Morano (Commissioner), Marla Butts (Wetlands Agent), Dan Malo (Recording Secretary), and Amy St.Onge (First Selectman)

Members of the public: Judy Rondeau, Valerie Clark, others

- B) Appointment of Alternates – n/a
- C) Minutes of Previous Meetings –

The August 9th, 2022 Meeting Minutes were accepted as presented

- D) Citizens Comments on Agenda Items – none
- E) Applications

- a) Old Applications

- 1) **WAA22023**, Brandon Stand, 42 Logee Rd (Assessor's map 141, block 17, lots 184S, 184T & 184U), 10' X 32' addition to home on existing concrete slab, demolish existing detached garage with new 24' X 24' detached garage, construct 26' X 8' retaining wall all within 100-foot upland review area for Quaddick Reservoir, stamped received 8/2/22, issued 8/16/22, legal notice published 8/26/22, end of appeal period 9/10/22. Agent Marla Butts has issued an Agent Approval, with the condition that an as-built prepared by an architect or engineer licensed in Connecticut be filed on the Land Records. She noted structures on the property which were not part of a 1997 plan.
- 2) **WAA22022**, Inn Acquisition Associates, LLC, 286 Thompson Hill Rd (Assessor's map 103, block 40, lot 2), construct new single-family home with portion of driveway, septic system & utilities in 100-foot upland review area, stamped received 7/25/22, approved 9/8/22, legal notice to be published 9/16/22, end of appeal period 10/1/22. This initially started as a complaint about work being conducted in the wetlands. The installation of underground utilities via Brookside Drive has begun for a previously approved single-family home. Parts of the driveway, house, and septic are in the upland; however, no work is being conducted in wetlands. The project has received septic design approval from Northeast District Department of Health (NDDH). No action is required by the Commission.

- b) New Applications

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- 1) **DEC22025**, Judy Rondeau, 51 Quinebaug Rd (Assessor's map 59, block 67, lot 4), installation of a septic system for an existing residential home, stamped received 9/1/22. A declaratory ruling is sought to replace a cesspool on 200-year-old property with a modern septic system. The septic line will cross delineated wetlands which currently function as lawn. The design has been approved by NDDH. Marla Butts noted that a modern septic system is a vast ecological improvement over a cesspool, and that the work should qualify as a use permitted as a right. Charlie Obert made a motion to declare the installation of the septic system as a use permitted as a right. The motion was seconded by Fran Morano. **The motion was unanimously APPROVED.**
 - 2) **WAA22026**, Jessica Gervais, 61 Lakeside Dr (Assessor's map 143, block 16, lot 57A), construct 8' X 36' porch on existing home in 100-foot upland review area for Quaddick Reservoir, stamped received 9/8/2022. Marla has issued an Agent Approval.
- c) Applications Received After Agenda was Published
- 1) **WAA22027** Hany S. Youssef, 0 Lapierre Road, formerly 23 Lapierre Road, Assessor's map 79, block 62, lot 47A. To construct 570-foot-long driveway in the 100-foot upland review area for a new single-family home, stamped received 9/8/22, under review. Marla Butts noted that it is a long driveway that crosses near pockets of wetlands, but that there are no wetlands down-slope. Charlie Obert asked for clarification of driveway access; it was confirmed that it will be from Lapierre Road. Marla will issue an Agent Approval upon return to the office. No action is required by the Commission.
- 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 Little Pond, issued 8/24/21. Marla recommended, and the Commission voted unanimously on 4/12/22, that an 'as-built' be filed on the Town land records. The as-built has been filed. Charlie Obert made a motion to close the Violation. Fran Morano seconded the motion., **The motion was unanimously approved.**
 - 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 2/9/21. Enforcement is pending, continuing activity on the site. Daniel Blanchette, PE of J&D Civil Engineers LLC has spoken with the contractor regarding the relocation drainage structures, known as 'galleries'. All runoff should remain on the property, however the final grades have yet to be established. The contractor had noted that the original approved plan could not be built because of the existing grades. Marc Baer hopes to check in on the property to view the progress. Marla Butts is awaiting further information. Residents of the lake have called the long-standing project an eyesore.
 - 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 3/21/22. A brush fire occurred in the vicinity on 8/6/22. Marla will inspect the site later in the year after the leaves have fallen and vegetation has cleared.
- H) Other Business

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https://us02web.zoom.us/rec/share/UerMeDj2NLzTA5y-jzVvyEZMWCS17RWp509_YsdVzyPmDjiVZQSNb2Pn_LHAWXd.-X315hwMhT6ADaIG Passcode: 2uvLgc.h

- a) 'Net-buildable area' has been re-incorporated into the Zoning Regulations, which are now posted online for comment to: planner@thompsonct.org, subject line "Comment for Public Hearing – 2022 Zoning Regulations Update." A public info session date is to be determined.
- I) Citizens Comments –
Valerie Clark thanked the Wetlands Commission and Marla Butts for their efforts and perseverance to include 'net-buildable area' into the regulation updates.
- J) Reports
 - a) Budget & Expenditures – Marla Butts reported that the Commission has spent 13% of the Fiscal Year, mostly along salary lines for the Wetlands Agent and Recording Secretary. \$200 has been encumbered for a shared locking cabinet with the Conservation Agent. The cabinet will be purchased after Marla returns from vacation
 - b) Marla asked the Commission to authorize \$60 to renew the shared membership for the Connecticut Association of Conservation and Inland Wetlands Commissions. The Conservation Commission has authorized their expense at their August meeting. Charlie Obert made a motion authorize \$60 towards the CACIWC membership renewal. The motion was seconded by Fran Morano. **The motion was unanimously APPROVED.**
 - c) Wetlands Agent Report – Marla Butts noted that some progress has been made on MS4 contracts, although no progress has been made on the report or Wetlands Regulation updates. She anticipates that a slower winter season will provide time for both projects.
- K) Correspondence – none
- L) Signing of Mylars –
 - a) 2 Lot Resubdivision Plan Map 3 Block 80 Lot 2D (Developers Lot 1) Donovan Drive - Thompson, CT) Dated: June 27, 2022" prepared by J&D Civil Engineers, LLC (4 sheets), approved under Wetlands Permit IWA22020.
 - b) 4 Lot Resubdivision Plan Map 3, Block 80 Lots 2T, 2U, 2W) (Developer's Lots 17, 18, 20) Donovan Drive - Thompson, CT Dated: June 27, 2022" prepared by J&D Civil Engineers, LLC (4 sheets), approved under Conceptual Subdivision Approval SUB22019.
- M) Comments by Commissioners –
Chairman George O'Neil asked if the Town can be the 'publisher of record' for official notices; the Commissioners concurred that the costs involved in the noticing process needs to be addressed. Marla noted that the Fee Schedule in the Wetlands Regulation could use updating to reflect the costs, however State Statute forces municipalities into the current noticing routine. The statutes would have to change to recognize other types of publications as 'official'.
- N) At 7:59 PM, after completion of the agenda, Charlie Obert made a motion to adjourn the meeting. The motion was seconded by Fran Morano. **The motion was unanimously APPROVED.**

Respectfully submitted,
Dan Malo, Recording Secretary

