

TOWN OF PRESTON  
**CONSERVATION/INLAND/WETLANDS COMMISSION**  
Preston Town Hall  
Tuesday, October 16, 2007  
REGULAR MEETING – 7:30 p.m.

**MINUTES**

**1. Call to Order**

**Chairman Borner called the meeting to order at 7:30 pm**

**2. Roll Call**

Regular Members

Kent Borner, Chairman

John Moulson, Vice Chairman - *absent*

Gerald Grabarek

Paul Andruskiewicz

Douglas Fox, Secretary

Timothy Bowles

Timothy Bray – *absent*

**Alternate**

David Krug

**Inland Wetlands Agent**

Leonard Johnson - *excused*

**Recorder**

Kathleen Nichols

***Chairman Borner seated David Krug.***

**3. Approval of minutes of the Regular Meeting held on September 18, 2007.**

**A motion was made by T. Bowles, seconded by P. Andruskiewicz to approve the minutes of September 18, 2007 with the following amendments:**

- Page 3 –New Business #7b – Last paragraph 2<sup>nd</sup> sentence should read “relocated further away from the 100’ *wetland boundary*”.
- 3<sup>rd</sup> sentence should read “75-80’ away from the *wetland area*”.

**No further discussion. All in Favor. So Voted.**

**4. Communications**

- a) Town Planners Report - no report.
- b) I/W Application #07-17 – Thomas R. Moretta, owner/ applicant, (Received at Town Hall September 18, 2007)(Received at I/W meeting on October 16, 2007) for property located at 34 Lake View Drive; To allow kayak access to lake front.
- c) I/W Application #07-18 – Thomas J. Minor III, owner/applicant, (Received at Town Hall October 2, 2007) (Received at I/W meeting on October 16, 2007) for property located at 42 Lake View Drive; Clearing and regrading of a small area near barn. This area is within 100 feet of seasonal creek.
- d) Brochure for Annual Meeting & Environmental Conference on November 10, 2007 from Connecticut Association of Conservation & Inland Wetlands Commissions.
- e) “The Habitat” from Connecticut Association of Conservation and Inland Wetlands Commissions, Inc.
- f) I/W Application #07-19 – Brian E. & Laurie S. Werling, owner/applicant, (Received at Town Hall October 9, 2007)(Received at I/W meeting on October 16, 2007) for property located at 244 Route 164, Unit 5; Deck off front of cottage.
- g) I/W Application #07-20 – Camille Bray, owner/applicant, (Received at Town Hall October 10, 2007) (Received at I/W meeting on October 16, 2007) for property located at 23 Mattern Road; Raise volume of pond by 30% to prevent erosion toward the road.
- h) I/W Application #07-21 – Red Feather, LLC, applicant, Heinz & Pauline Seligman, owners, (Received at Town Hall October 10, 2007)(Received at I/W meeting on October 16, 2007) for property located at 29 and 32 Roosevelt Avenue Extension; Subdivision with new road, culvert crossing wetland, stormwater basin, septic system within a 100 feet of wetland and piped stormwater discharges to a wetland.
- i) Copy of “Connecticut Town & City” from Connecticut Conference of Municipalities.
- j) Copy of “Journal” from College of Agriculture and Natural Resources, University of Connecticut.

- k) Back up material that was requested from Dr. C. Salame.

**5. Public Hearings**

None

**6. Old Business**

- a) **I/W Application #07-13 – C. G. Salame, applicant, Jocelyn C. Salame, owner (Received at Town Hall September 11, 2007)(Received at I/W meeting on September 18, 2007) for property located at 70 Lakeview Drive; to prevent erosion of shoreline on property and to preserve and protect thin shoreline of 3 – 5 yards width. A motion was made by D. Fox, seconded by G. Grabarek to approve I/W Application #07-13.**

K. Borner noted that at the last meeting the Commission requested Mr. Salame to provide a sketch of the proposed project. Mr. Salame stated he did submit a plan and photographs.

W. Benjamin was also present to represent the applicant.

K. Borner asked the applicant if the proposed work would follow the shoreline for about approx. 100'.

W. Benjamin stated there will not be any excavation of any kind. All work will be done right along the shoreline. The contours of the lake will stay the same.

K. Borner asked if this included the 6-8" minus riprap.

W. Benjamin responded this was correct.

K. Borner noted that the Commission's main concern was having a sketch on file and also to insure that the work being done followed the contours of the lake.

**A motion was made by D. Fox, seconded by G. Grabarek to approve I/W Application #07-13.**

*Discussion:*

K. Borner suggested adding "follow existing shoreline" to the motion.

**A motion was made by D. Fox, seconded by G. Grabarek to approve I/W Application #07-13 adding the amendment "follow existing shoreline" to the motion.**

**No further discussion. All in Favor. Motion carried.**

- b) **I/W Application #07-14 – Kurt Terpe, applicant, Fred and Barbara Terpe, owners (Received at Town Hall September 11, 2007)(Received at I/W meeting on September 18, 2007) for property located at 29 Schoolhouse Road; Two lot subdivision with one new lot and one existing lot**

Charles Dutch was present on behalf of the applicant. Mr. Dutch provided revised plans to the Commission reflecting the suggestions of the Commission from the September meeting.

Mr. Dutch noted the house has been moved 15 feet away from the regulated area, closer to the road and bank. He also noted that a galley system will be installed on the roof to address the runoff.

K. Borner asked if the complete septic system, primary and backup, and the driveway were out of the review area. He also asked how much of the house would be encroaching into the regulated area.

C. Dutch noted that the septic system and driveway are completely out of the review area and that the house would encroach approx. 10 feet into the review area.

G. Grabarek noted that he felt the applicant has complied with what the Commission has asked.

K. Borner asked about the easement that runs along the property.

G. Grabarek noted this is not a legal easement.

C. Dutch noted that as part of the subdivision approval, a drainage easement will be granted.

**A motion was made by G. Grabarek, seconded by D. Fox to approve I/W Application #07-14.**

*Discussion:*

K. Borner noted he was looking at the test pits.  
P. Andruskiewicz noted that it would be a good time to clean up the drainage easement issue that exists on the property.

**No further discussion. All in Favor. Motion carried.**

- c) **I/W Application #07-15 – Steve Tardiff, applicant/owner (Received at Town Hall September 12, 2007) (Received at I/W meeting on September 18, 2007) for property located at 39 Benjamin Road; Finish grade lawn by pond.**

The applicant was not present at the meeting. Action tabled the application until the November, 20<sup>th</sup>, 2007 meeting.

- d) **I/W Application #07-16 – Lynwood Crary, owner/applicant (Received at Town Hall September 12, 2007) (Received at I/W meeting on September 18, 2007) for property located at 108 Old Jewett City Road; pond needs dredging and maintenance work. A motion was made by G. Grabarek, seconded by T. Bowles to approve I/W Application #07-16.**

**Discussion:**

T. Bowles noted to the applicant that he did a nice job in terms of presenting his application.

G. Grabarek noted that the land was still dry due to lack of rain and the applicant would be able to proceed with his project.

**No further discussion. All in Favor. Motion carried.**

**7. New Business**

- a) **I/W Application #07-17 – Thomas R. Moretta, owner/ applicant, (Received at Town Hall September 18, 2007)(Received at I/W meeting on October 16, 2007) for property located at 34 Lake View Drive; To allow kayak access to lake front.**

Mr. Moretta stated that L. Johnson, Inland Wetland Officer has been out to the property and recommended an application be filed. L. Johnson also took some pictures; however the pictures were not available for this meeting.

Mr. Moretta stated that they moved into the house in January 2007. The home has a steep bank down to the lake and some family members are unable to negotiate 24+ steep steps. The work was done to create a gentler slope heading down towards the lake.

Mr. Moretta stated that he dug out some soil which enabled him to put in a kayak launch and a way to get to the lake without using the steps.

K. Borner noted that the application states that Mr. Moretta will build two short stone retaining walls.

T. Moretta noted he needed to build the walls because as he was digging he realized he needed to maintain the soil at the level where the trees were, instead of digging into the bank and killing off tree roots.

K. Borner asked what the current status was and if the area is stabilized.

Mr. Moretta stated the area is stabilized. The walls were built and Mr. Moretta feels it has worked out very well. He has put in a little bit of gravel and a pea stone in order to negotiate the slope that is there now.

G. Grabarek noted he would like to see some photographs of the work being done for the next meeting.

The Commission determined that a site walk was not necessary.

Mr. Moretta noted that the area is about 10 feet wide and slopes up to 12-14 feet.

K. Borner informed the applicant that any work done within 100' of a shoreline requires an application.

**No further discussion. Tabled until the November 20<sup>th</sup>, 2007 meeting.**

- b) I/W Application #07-18 – Thomas J. Minor III, owner/applicant, (Received at Town Hall October 2, 2007) (Received at I/W meeting on October 16, 2007) for property located at 42 Bunny Drive; Clearing and re-grading of a small area near barn. This area is within 100 feet of seasonal creek.**

L. Johnson provided the Commission with a written report regarding the activity at 42 Bunny Drive.

K. Borner noted that the Commission had received a call about some work being done on the property which appeared to have required an application.

T. Minor explained that he has been clearing and regrading a small area near his barn. This area is within 100 feet of a seasonal creek.

Mr. Minor explained that he had a new driveway recently installed and he was moving the dirt from the driveway to the side of the barn. Mr. Minor has cut down a few trees near the barn and put the dirt from the driveway there.

The driveway area is all clay and he would like to add some additional loam on top of the clay.

K. Borner asked if the silt fence had been knocked down.

Mr. Minor noted that the silt fence had been knocked down but has since been put back up. The silt fence is right up to the edge of the creek. He noted that he was planning on seeding this weekend and adding hay and mulch.

K. Borner asked the applicant to add to his application that he would like to “*add loam as necessary for seeding.*” The applicant added this amendment to the application.

G. Grabarek asked the applicant if you could see anything from the road when you drive by.

Mr. Minor said you can see a 200' orange stripe in the yard and the trail from the bobcat. He also stated that you can now see the barn.

**No further discussion. Tabled until the November 20<sup>th</sup>, 2007 meeting.**

- c) I/W Application #07-19 – Brian E. & Laurie S. Werling, owner/applicant, (Received at Town Hall October 9, 2007)(Received at I/W meeting on October 16, 2007) for property located at 244 Route 164, Unit 5; deck off front of cottage.**

The applicant explained to the Commission this cottage is part of the Amos Lake Commons. Mr. Werling provided a sketch to the Commission of the location of the cottage and deck layout. There is another cottage between the applicant's cottage and the lake. The front porch is almost exactly 100 feet from Amos Lake. The new deck would be approx. 88 feet from Amos Lake.

K. Borner asked the applicant about the construction of the deck.

Mr. Werling stated he would use 6 sona tubes for the construction of the deck.

G. Grabarek stated that he would like to see a sketch of the deck and pictures showing the existing distance from the lake and the proposed distance from the lake for the November meeting.

**No further discussion. Tabled until the November 20<sup>th</sup>, 2007 meeting.**

- d) I/W Application #07-20 – Camille Bray, owner/applicant, (Received at Town Hall October 10, 2007) (Received at I/W meeting on October 16, 2007) for property located at 23 Mattern Road; raise volume of pond by 30% to prevent erosion toward the road.**

The Commission reviewed the proposed work at the September, 2007 meeting.

This application is in response to the Commission's request to file an application. This application is a request to complete the work that was on a previously approved application that has since expired.

**No further discussion. Tabled until the November 20<sup>th</sup>, 2007 meeting.**

- e) I/W Application #07-21 – Red Feather, LLC, applicant, Heinz & Pauline Seligman, owners, (Received at Town Hall October 10, 2007)(Received at I/W meeting on October 16, 2007) for property located at 29 and 32 Roosevelt Avenue Extension; Subdivision with new road, culvert crossing wetland, stormwater basin, septic system within a 100 feet of wetland and piped stormwater discharges to a wetland.**

**G. Grabarek recused himself.**

Paul Biscuti, P.E. from Cherenzia & Associates, LTD was present to represent the applicant.

Mr. Biscuti noted to the Commission that they had come before the Commission at the September, 2007 IW meeting for a preliminary review of the proposed project and received feedback from the Commission. A revised plan was submitted to the Commission with changes incorporating the feedback received. A formal application is now before the IW Commission with all supporting document and plan in accordance with regulations.

K. Borner noted that a Public Hearing will be scheduled.

**A motion was made by T. Bowles, seconded by P. Andruskiewicz to schedule a Public Hearing for November 20<sup>th</sup>, 2007.**

Mr. Biscuti asked if a site walk would be conducted. K. Borner noted a site walk would be scheduled after the public hearing is opened.

Mr. Biscuti noted that these are active farm fields where the subdivision is being proposed and the wetland flags have been removed for haying purposes. Mr. Biscuti asked the Commission if the flags needed to be put back up and if so, could they be placed every 4 or 5th flag instead of putting all of the flags back up as there are quite a few flags.

K. Borner stated that the Commission needed to know where the wetlands were so the flags should be placed accordingly to show areas to the Commission.

It was also noted that enough flags should be placed in the questionable and concerned wetland areas to ensure adequate coverage of the wetland areas.

K. Borner noted that the plans would be sent to CLA for review.

**No further discussion. All in favor. Motion carried.**

**8. Other Matters**

**9. Violations and Orders**

**10. Wetland Agents Report**

L. Johnson proved a written report to the Commission on Application #08-17.

**11. Adjournment**

**A motion was made by G. Grabarek, seconded by T. Bowles to adjourn the meeting at 8:15 p.m.**

Respectfully submitted,

Kathleen Nichols  
Recorder