1. Call to Order
Chairman Moulson called the meeting to order at 7:30 pm.

Roll Call
Regular Members
John Moulson, Chairman
Gerald Grabarek, Vice Chairman
Susan Hotchkiss, Secretary
Paul Andruskiewicz
Chuck Bartnicki
Andy Depta
Jerry Morales
Also Present
Len Johnson, IW Agent
Roberta Charpentier, Recorder

Alternates
Roberta Charpentier
Doug Fox

2. Approval of Minutes
a) December 18, 2018 Regular Meeting minutes.
A motion was made by P. Andruskiewicz and seconded by A. Depta to approve the Regular Meeting minutes of December 18, 2018 as presented.
All in favor. Motion carries.

3. Election of Officers
Chairman Moulson opened the floor to nominations for Chairman

A motion was made by G. Grabarek and seconded by C. Bartnicki to nominate John Moulson as Chairman,
No other nominations for Chairman.

A motion was made by P. Andruskiewicz and seconded by J. Grabarek to close nominations and elect John Moulson as Chairman.
All in favor. Motion carries.

A motion was made by S. Hotchkiss and seconded by P. Andruskiewicz to nominate Jerry Grabarek as vice Chairman.
No other nominations for Vice Chairman.
A motion was made by C. Bartnicki and seconded by P. Andruskiewicz to close nominations and elect Jerry Grabarek as Vice Chairman.
All in favor. Motion carries.

A motion was made by C. Bartnicki and seconded by J. Grabarek to nominate Susan Hotchkiss as Secretary.
No other nominations for Secretary.

A motion was made by J. Morales and seconded by A. Depta to close nominations and elect Susan Hotchkiss as Secretary
All in favor. Motion carries

4. Communications
a) IWWC Application #2019-01, Sultan Ali Javed, Applicant and Hassan Ali LLC, Owner for property located at 212 Route 2; Redevelop gas station and food market within 100 feet of wetlands.
b) IWWC Application #2019-02, Matt Frantz, Applicant/Owner for property located at 222 Route 164; Improving water front.
c) IWWC Application #2019-03, Paul Schulz, Applicant/Owner for property located at 371 Route 165; Clearing brush on property.
d) Letter dated January 28, 2019 from Connecticut Department of Energy & Environmental Protection regarding “Notice of Tentative Determination to Approve Structures, Dredging & Fill and Tidal Wetlands and Intent to Waive Public Hearing”.
f) Email dated February 2, 2019 from Len Johnson to Bekah Little regarding 244 Route 164 Unit #7.
h) IWWC Application Status.

A motion was made by A. Depta and seconded by P. Andruskiewicz to waive the agenda by moving Old Business after New Business.
All in favor. Motion carries

4. New Business
a) IWWC Application #2019-01, Sultan Ali Javed, Applicant and Hassan Ali LLC, Owner for property located at 212 Route 2; Re-developing gas station and food market within 100 feet of wetlands.

Robert Russo, Soil Scientist CLA Engineers was present to present information on Application #2019-01.
R. Russo presented a site plan of the property; a gas station located on Route 2 and explained that the proposal is to redevelop the property as a gas station and convenience store.
R. Russo noted that the parcel is less than an acre and there are not any wetlands on the parcel, however the back area slopes down to wetlands.
  • Existing building will be renovated.
  • Outside infrastructure will be removed
- Pumps and in ground tanks will be removed
- New paved surface
- New septic system
- Storm water treatment basin will be installed

Chairman Moulson asked if the property has been tested for contaminated soil. R. Russo answered that the soil is contaminated due to leakage of the underground tanks. The soil will have to be removed and disposed of properly; according to DEP standards.

A motion was made by P. Andruskiewicz and seconded by J. Grabarek to hold a Public Hearing for IWWC Application #2019-01 on March 19, 2019 at 8:00 PM at Preston Town Hall. All in favor. Motion carries.

b) IWWC Application #2019-02, Matt Frantz, Applicant/Owner for property located at 222 Route 164; Improving water front.
Matt Franz presented a site plan. Chairman Moulson asked that the plan be changed so that all numbers are in agreement with each other. Chairman Moulson asked that the plan show dimensions, slope and what will be used to construct the beach. S. Hotchkiss asked what is at the water’s edge currently. M. Franz answered brush.

A motion was made by J. Grabarek and seconded by C. Bartnicki to conduct a site walk at 222 Route 164 on Saturday February 23, 2019 at 9:00 am. All in favor. Motion carries.

c) IWWC Application #2019-03, Paul Schulz, Applicant/Owner for property located at 371 Route 165; Clearing brush on property.

A motion was made by P. Andruskiewicz and seconded by J. Grabarek to table Application #2019-03 until the applicant shows up to a IWWC meeting. All in favor. Motion carries.

A motion was made by J. Moulson and seconded by that FY2019 be added to the agenda under New Business. All in favor. Motion carries.

d) FY19 Budget
2% salary increase for Wetland Agent $7852.98
No change to recorder fees $1,000.00
Postage $0.00
Workshops/Dues $150.00
A motion was made by J. Grabarek and seconded by P. Andruskiewicz to approve the IWWC FY19 budget as discussed.
J. Grabarek abstained.

Ayes
J. Moulson
S. Hotchkiss
P. Andruskiewicz
C. Bartnicki
A. Depta
J. Morales
Motion carries.

5. Old Business
   a) Regulations Amendments.

A motion was made by J. Grabarek and seconded by P. Andruskiewicz to hold a Public Hearing on March 19, 2019 on the Inland Wetlands and Watercourses Commission Regulations Amendments.
All in favor. Motion carries.

6. Violations & Orders
   None

7. Wetlands Agent Report
   Chairman Moulson stated that the Wetlands agent should be taking pictures of his visits listed on the report so this Commission can see them and confirm that what the Commission approves is done correctly.

   Chairman Moulson stated that an application was approved on 9/20/2016 for 48 McClimon Road but the bond was never paid and asked the Wetland Agent to request that they submit their bond.

8. Other Matters – Public Comment
   a) IW Application #2018-03, Stedman & Bordonaro; $500.00 bond return for repair of existing retaining wall at 244 Route 164 Unit #7.

   A motion was made by J. Grabarek and seconded by S. Hotchkiss the $500.00 bond be returned to Stedman & Bordonaro, IW Application #2018-03 based on the Wetlands Agent Report.
   All in favor. Motion carries.

   A. Depta asked who is inspecting the Anderson's Oil structure and tanks that are going in on Route 2 and making sure they are building in accordance with Town approvals.
   Chairman Moulson answered it should be Kathy LaColmbe or an engineer that she has do inspections.
   A. Depta asked who is overseeing the project?
J. Morales asked if the Town has a procedure or process in place that triggers someone going out there and reporting back.
Chairman Moulson explained that either a Building Inspector comes out and the builder can't go past certain steps until it is inspected. Chairman Moulson noted that the Anderson Oil project would require an engineer to do inspections.
J. Grabarek stated that it appears they changed the size of the building and does not think the containment structure is large enough and they poured the cement in below zero weather and the columns are cracked.
J. Grabarek noted that he told Kathy LaColmbe and Kathy Warzecha but has not heard back from either of them.
J. Grabarek noted that they changed the plans which means they should have gone back to Planning & Zoning.
A. Depta noted that he will ask the 1st Selectman what is going on.

9. Legal Actions
None

10. Adjournment
A motion was made by C. Bartnicki and seconded by J. Morales to adjourn the meeting at 8:59 pm.