

**Town of Preston
Inland Wetlands and Watercourses Commission
Tuesday, May 21, 2019
Preston Town Hall
7:30 p.m.
Regular Meeting**

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
Paul Andruskiewicz
Chuck Bartnicki
Andy Depta - resigned
Susan Hotchkiss - Secretary
Jerry Morales

Alternates

Roberta Charpentier
Doug Fox - seated

Also Present

Len Johnson, IW Agent – excused
Roberta Charpentier, Recorder

Chairman Moulson seated Doug Fox

2. Approval of Minutes

a) April 16, 2019 Regular Meeting Minutes and Public Hearing Minutes of March 19, 2019.
A motion was made by S. Hotchkiss and seconded by P. Andruskiewicz to approve the Regular Meeting minutes of April 16, 2019 as amended. All in favor. Motion carries.

3. Communications

a) Wetlands Agent Report dated April 12 – May 16, 2019.
b) IWWC Application Status.
c) IW Application #2017-08, Maximilian Kolbe, LLC, Applicant/Owner for property located at 46 Brickyard Road; Renewal for 2 lot subdivision.

4. Old 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.

See Minutes of the Public Hearing

b) IWWC Application #2019-02, Matt Frantz, Applicant/Owner for property located at 222 Route 164; Improving water front & desires to add stump removal to the same application. Matt Frantz presented an informational letter from Wentworth Civil Engineers.

Wesley Wentworth was present and introduced himself to the Commission as a professional engineer and a soil scientist.

W. Wentworth noted that there is concern regarding the muck and what will happen to it when a beach is put in.

- The soil is a mineral based saturated top soil and not a peat-type muck.
- There is a root mass with stone, cobbles and boulders.
- There will not be an issue with muck being shoved into the lake.
- Geo textile will be put in first to provide a firm foundation, 18 inches of stone and a second geo textile over the stones.

W. Wentworth stated that the proposed plan will not cause any significant negative impacts to any surrounding wetlands.

G. Grabarek asked what the soil type is.

W. Wentworth answered a *Whitman soil, a very poorly drained soil.

**WHITMAN SERIES. The Whitman series consists of very deep, very poorly drained soils formed in lodgment till derived mainly from granite, gneiss, and schist. They are shallow to a densic contact. These soils are nearly level or gently sloping soils in depressions and drainage ways on uplands.*

G. Grabarek asked if the soil is considered Muck.

W. Wentworth answered it is not considered muck, it is very poorly drained soil.

G. Grabarek asked what the average depth of the saturated top soil is

W. Wentworth answered 20 to 24 inches.

Chairman Moulson asked that the X-Section "fill" revised 5-20-19 distributed as a "white paper" be put on the Plan before this Commission signs the Plan.

A motion was made by C. Bartnicki and seconded by P. Andruskiewicz to approve the amended proposal with the addition of X-Section "fill" revised 5-20-19 on the Plan for Application 2019-02 Matt Frantz, Applicant/Owner for property located at 222 Route 164; Improving water front with a \$1,000.00 Bond.

In favor:

John Moulson,

Doug Fox

Paul Andruskiewicz

Chuck Bartnicki

Susan Hotchkiss

Jerry Morales

Motion carries

Abstained:

Jerry Grabarek

5. New Business

a) IW Application #2017-08, Maximilian Kolbe, LLC, Applicant/Owner for property located at 46 Brickyard Road; Renewal for 2 lot subdivision.

A motion was made by G. Grabarek and seconded by P. Andruskiewicz to renew Application 2017-08 for property located at 46 Brickyard Road; Renewal for 2 lot subdivision for an additional 2 years.

All in favor. Motion carries.

b) Vacancy - Resignation of Andy Depta.

A motion was made by G. Grabarek and seconded by P. Andruskiewicz to request that the BoS approve Doug Fox as a Regular Member of the Inland Wetlands and Watercourses Commission.

All in favor. Motion carries.

A motion was made by G. Grabarek and seconded by P. Andruskiewicz to waive Application #2019-04 on to the agenda.

All in favor. Motion carries.

c) IW Application #2019-04, Permitted Use as of Right Timber Harvest located at 16 Rude Road.

Danny Thomas, forest technician, Peter Marlowe Forest Products presented plans.

A motion was made by G. Grabarek and seconded by S. Hotchkiss to approve Application #2019-04 Permitted Use as of Right Timber Harvest located at 16 Rude Road and return the \$85.00 fee.

All in favor. Motion carries.

6. Public Hearing

a) Inland Wetlands Application #2019-01, Sultan Ali Javed, Applicant and Hassan Ali LLC, Owner for property located at 212 Route 2; wetlands within 100' of project, gas station and market.

See Minutes of Public Hearing

Chairman Moulson recessed the Regular Meeting to a Public Hearing at 8:03 pm.

Chairman Moulson recessed the Public Hearing at 8:41 pm. This Public Hearing will be continued on June 18th.

7. Violations & Orders

None

8. Wetlands Agent Report

a) Wetlands Agent Report dated February 14 – March 14, 2019.

No discussion

9. Other Matters – Public Comment

None

10. Legal Actions

None

11. Adjournment

A motion was made by G. Grabarek and seconded by P. Andruskiewicz to adjourn the meeting at 8:42 pm.

All in favor. Motion carries.

Respectfully submitted,

Roberta Charpentier
recorder

**Town of Preston
Inland Wetlands and Watercourses Commission
Tuesday, May 21, 2019
Preston Town Hall
8:00 p.m.
Public Hearing**

1. Call to Order

Chairman Moulson called the Public Hearing to order at 8:03 pm.

Roll Call

Regular Members

John Moulson, Chairman
Gerald Grabarek, Vice Chairman
Paul Andruskiewicz
Chuck Bartnicki
Susan Hotchkiss - Secretary
Jerry Morales

Alternates

Roberta Charpentier
Doug Fox - seated

Also Present

Roberta Charpentier, Recorder

Chairman Moulson seated Doug Fox

Inland Wetlands Application #2019-01, Sultan Ali Javed, Applicant and Hassan Ali LLC, Owner for property located at 212 Route 2; wetlands within 100' of project, gas station and market.

S. Hotchkiss read the notice of Public Hearing published in the Norwich Bulletin on May 6^h and May 16^h.

Robert Russo, Soil Scientist CLA Engineers was present to present information on Application #2019-01.

R. Russo explained that there is a contaminated well on the property that would require an easement to move.

The property owners were unable to get an easement so they will continue to use the existing well and the water will be treated for use in the bathrooms. The water will not be for consumption.

Because the well is not to be re-located, the existing septic system will continue to be used.

The building will remain where it is and will be remodeled

Two pumps in front will be removed and a new 6 pump island will be installed with new underground tanks.

Currently, a lot of surface water drains into the wetlands located behind the property. The proposal changes that because the amount of paved area is reduced and a new storm water system will be installed.

G. Grabarek asked what the contaminate in the well is.

R. Russo answered that he did not know.

It was stated that it is MTBE.

J. Morales noted that the water is not for consumption and how do you insure people don't drink it.

R. Russo answered that the owner would have to post it.

D. Fox stated that the use of the septic will not be the same.

R. Russo stated that he will find out the size of the septic.

Chairman Moulson stated he would like to see the sanitarian's report.

Chairman Moulson stated he wants assurance that there won't be a failed septic system 2 years from now.

Chairman Moulson asked if there were any questions from the Public.

Bob Congdon, abutting land owner stated he has a lot of concerns.

There are 6 parking spots proposed. Two are for employees. A 3500 square foot convenience store will be serviced using 4 parking spaces. It's not going to work, they will be parking on my land.

A catch basin system is being installed that will dump more water on my land on the edge of a wetland.

The contaminated well contaminates my property.

The septic system depicted has no leaching field or reserve area depicted on the plan.

I have serious concern that the contaminates that come from this property will continue to contaminate my property.

Linda Congdon, abutting land owner stated that MTBE has been removed from gasoline because it is a known carcinogen. It is in the well and ground water and is contaminating the area around that piece of property.

Where there is grooved pavement under the gas pump area, if there is a spill it will wash into the wetland behind the property.

Chairman Moulson stated that this Public Hearing will be continued next month because the IWWC needs more information regarding the Septic System.

R. Russo stated he will provide this Commission with;

- Location of the existing system.
- Delineation of the wetlands – offsite.
- Size and capacity of existing system for its intended use; communication from the sanitarian concerning the Department of Health calculations.

Chairman Moulson recessed the Public Hearing at 8:41 pm.

This Public Hearing will be continued on June 18th.

Respectfully submitted,

Roberta Charpentier
recorder