

UNAPPROVED

Inland Wetlands & Watercourses Commission - Public Meeting, September 21, 2016

The Inland Wetlands & Watercourses Commission held a Public Meeting on Wednesday, September 21, 2016 at 7:30 P.M. in the Town Council Chambers, Wethersfield Town Hall, 505 Silas Deane Highway, Wethersfield, CT 06109.

Members Present: Lou Sanzaro, Chairman
Brent Owen, Vice Chairman
David Herold
James Kulpa
Brian DiCoccio
David Ambrose

Also Present: Don Moisa IWWC Agent

2 Persons in the audience

Chairman Sanzaro opened the meeting at 7:30 pm

GENERAL COMMENTS Public comments of a general nature may be addressed at this time.

No Comments

PUBLIC MEETING

**Application No. 676-16 Jacek Piwowarski , Land of Jacek Piwowarski & Thais O
Minacapelli, 336 Jordan Lane , Parcel # 118-016**

Application to construct a new garage within a regulated area.

Mr. Piwowarski was in attendance.

The Commission acknowledged receipt of a memo from Town Engineer Derrick Gregor dated September 21, 2016.

Chairman Sanzaro asked Mr. Piwowarski if he would prefer to present the application tonight or wait until after he was able to revise the plans in accordance with Mr. Gregor's memo.

Mr. Piwowarski indicated that he would like to go forward with the presentation.

Mr. Piwowarski explained that he would like to build a garage in the 100 YR. Flood Zone.

He would plan to raise the elevation 6" in the area of the garage and has prepared plans to compensate for the fill.

Any material excavated for the foundation would be removed from the site.

Commissioners discussed the items in Mr. Gregor's memo and how they would be addressed by the applicant and also if the Commission could approve the application with the condition that the items in Mr. Gregor's memo are addressed.

The Commission felt that it would be necessary to revise the plans in accordance with Mr. Gregor's comments.

The next regular meeting is October 19, 2016, however if Mr. Piwowarski gets his revised plans in the Commission would try to set up a Special meeting before that date.

Motion by Commissioner Owen to Table the plan as submitted, seconded by Commissioner Herold

All voted in favor, motion passed.

Application No. 675-16 Town of Wethersfield, Land of the Town of Wethersfield, East side of Willow St., former Wilkus Farm, Parcel # 103-005

Application to create a gravel parking area at grade (Parking Lot 2)

Don Moisa presented the application.

Mr. Moisa explained that there were 4 small gravel parking lots proposed on the former Wilkus Farm properties.

Parking Lot 2 on the east side of Willow St. was the only one in proximity to Inland Wetlands or 100 Yr. Flood Zone.

The proposed parking lot would be a gravel lot on grade with a paved apron and boulders around the perimeter.

There would not be any work in the 100 Yr. Flood Zone or any Inland Wetlands.

Motion by Commissioner Ambrose to Approve the plan as submitted, seconded by Commissioner Herold.

All voted in favor, motion passed.

GENERAL BUSINESS

1. Approval of Minutes- August 17, 2016
(LS,BO,DH,JK,BD,DA)

Motion by Commissioner Ambrose seconded by Commissioner Herold to approve the minutes.

All Commissioners present at the meeting voted in favor. Motion passed

2. Correspondence (No Action Required)
 - a. FEMA newsletter
 - b. CACIWC Annual Meeting, November 12, 2016
3. Discussion on combining the Conservation Commission and the Inland Wetlands Commission.

Jeff Bridges, Town Manager addressed the Commission.

Mr. Bridges explained that a process had started a few years ago about looking at committees and commissions and ways to consolidate commissions that have similar functions.

Combined Inland Wetlands and Conservation Commissions has worked in neighboring communities.

Chairman Sanzaro questioned what the charge of the Conservation Commission was.

Mr. Bridges explained that the primary function is to update the open space inventory, look at available properties in Town for recommendation to the Town Council for acquisition and looking at agricultural programs to foster agriculture in Town.

Overall their mission has to do with open space.

Commissioners also indicated that Inland Wetlands was a regulatory commission where the Conservation Commission is advisory.

Commissioners pointed out that Wethersfield is mostly built out and maybe the need for a Conservation Commission has run its course.

Mr. Bridges stated that if land becomes available there still needs to be a group to evaluate the land.

Mr. Bridges doesn't foresee the Town forgoing that responsibility altogether.

Some members of the Conservation Commission might be interested in Serving on the Inland Wetlands Commission and others may not.

Inland Wetlands Commissioners are appointed by the governing body, Conservation Commissioners are appointed by the Town Manager.

Mr. Bridges suggested that two or three members of the Wetlands Commission meet with members of the Conservation Commission to talk about roles, responsibilities, and tasks.

Chairman Sanzaro suggested that any members interested in participating contact him or Vice Chairman Owen.

Commissioners discussed the method of appointing members from the Conservation Commission, and the method of running a meeting.

It may require opening one meeting and closing it before starting another meeting.

Commissioners were concerned of conflicting interests between the regulatory aspects of the Wetlands Commission and the advisory aspects of the Conservation Commission.

Chairman Sanzaro had spoken to the combined Rocky Hill Wetlands and Conservation Commission and they appear to function without any problems.

Suggestion was made for Inland Wetlands Commissioners to attend a Conservation Commission meeting.

4. Don Moisa informed the Commission of emails he had received from resident Steve Randall regarding trespassing on town property by adjoining property owners, with docks being constructed along the 1860 Reservoir.

Mr. Moisa explained that the trespassing issued was being addressed by members of various Town departments including Town Manager, Zoning, Engineering, Parks & Recreation, and the Town Attorney.

The departments had met and were waiting for recommendation from the Town Attorney on how to proceed, with not only the 1860 Reservoir area but other encroachments in Town.

Mr. Moisa would keep the Commission informed.

Adjournment

ADJOURNMENT

Chairman Sanzaro Adjourned the meeting at 8:10 pm

I hereby certify that the above is a true copy of the minutes approved by the Inland Wetlands & Watercourses Commission.

Don Moisa, Wetlands Agent

Date