



## **PUBLIC MEETING**

### **Notice of Violation**

Application 664-15 E/S

Lot 17 & Lot 19 Reservoir Estates.

Chairman Sanzaro questioned Town Engineer Derrick Gregor if all issues with the violation on the two lots had been resolved.

Mr. Gregor stated that the notice of violation was sent when it was discovered that two of the lots near the wetlands had been cleared beyond what was shown on the original subdivision plans.

At this point the applicant has submitted plot plans for both lots.

As far as the violation itself, there has been no additional work on those properties, and as long as the applicant understands the required approval process for clearing on the individual lots Mr. Gregor has no further comments.

Motion by Commissioner Herold to withdraw the notice of violation, seconded by Commissioner Owen.

All voted in favor, motion passed.

### **Application No. 677-16 CCC Construction , Land of CCC Construction LLC Lot 17, Parcel # 042-033, 11Vinnie Drive**

Application to construct a new house and lot clearing on previously approved Reservoir Estates subdivision.

Mr. Frank Dibacco of CCC Construction presented the application.

Mr. Dibacco referred to the November 11, 2016 review memo from Town Engineer Derrick Gregor.

#### **Comment 1.**

They are filling and raising the house to avoid any potential water from getting into the basement.

The 100Yr Flood Zone is at elevation 210, his finished basement floor for this particular house is at 212.5

They will be above the water table by 2'-4'.

With the elevation he is proposing he would like to stay out of the ground as much as possible rather than deeper into the ground.

Mr. Dibacco likes to stay 2.5'-3.0' above the curb line so window wells are not into the ground either.

Comment 2.

They did not go out survey the clearing limit.

The clearing limit line is shown freehand and is reasonably close to what they have cleared.

The wetlands have been flagged so there is no potential to get into the wetlands.

Commissioners questioned how much digging or excavating would be needed.

Mr. Dibacco responded that the peat moss on one corner of the lot is about 8' deep below the existing grade.

When backfilling the foundation they will need about 4.5' of fill and will need to put additional 4' of structural fill below that.

Town Engineer Derrick Gregor commented that his Comment 1 from his November 11, 2016 memo was restating Comment 2 from his October 27, 2016 memo.

Because they are grading right up to the property line and adjacent wetlands and open space the eastern property line also needs to be staked prior to, and maintained during construction as well as along the Conservation Easement.

In the last submission it was requested that the notes be added to the plan.

The omission of the note regarding the staking the eastern property line was an oversight and could be added to the plan.

Comment 3.

Mr. Dibacco had previously discussed most of Item 3 earlier as part of Item 1.

Commissioners questioned dewatering the excavations for the individual lots and adding the same detail to the plot plans as are shown on the approved subdivision plans.

Mr. Dibacco indicated that they are pumping water every day as part of the sanitary installation; they have dewatering barrels & stone set up as they are doing the work.

The dewatering detail can be added to the plan.

Comment 4.

Mr. Gregor clarified that the note regarding the different elevation datum between the approved subdivision plans & the MDC plans should explain why the elevations are different.

Comment 5.

Mr. Gregor indicated that he had not yet received a copy of the MDC plans to compare with the plot plans and he had contacted James Dutton LS but had not yet received a response.

Comment 6.

Mr. Gregor indicated that the stone size for the tracking pad was incorrect and should be 2", it appears to be a drafting error that needs correction.

Comment 7.

There is a 216 proposed contour tying into a 214 existing contour that is a drafting error that needs correction.

Comment 8.

There was discussion between Mr. Gregor and Mr. Dibacco regarding the location of the backwater valve from the footing drain.

Mr. Dibacco agreed to move the backwater valve back onto private property before it ties into Drainage MH #2, and that the backwater valve would be privately owned and maintained.

Motion by Commissioner Kulpa to Approve the application with the condition that the Town Engineers comments be addressed, seconded by Commissioner Herold.

All voted in favor, motion passed.

**Application No. 678-16 CCC Construction , Land of CCC Construction LLC  
Lot 19, Parcel # 043-022, 12 Vinnie Drive**

Application to construct a new house and lot clearing on previously approved Reservoir Estates subdivision.

Mr. Frank Dibacco of CCC Construction presented the application.

Mr. Dibacco referred to the November 11, 2016 review memo from Town Engineer Derrick Gregor.

Mr. Dibacco stated that many of the comments are repeat comments similar to the Lot 17 application.

As previously stated he would like to keep the foundation 2.5'-3' above the curb line

Chairman Sanzaro questioned Town Engineer Derrick Gregor if there were any outstanding questions that need to be addressed.

Mr. Gregor responded that he did not believe so, as Mr. Dibacco stated, many are repeat comments carried over from the Lot 17 plan.

A couple of the comments are different.

Comment 1 is missing some grading which should not be an issue to correct.

Comment 7 could be a typographical error with the elevation of the footing drain being located a couple feet below the wetland elevation, which can be easily addressed.

Motion by Commissioner Herold to Approve the application with the condition that the Town Engineers comments be addressed, seconded by Commissioner Owen.

All voted in favor, motion passed.

### **GENERAL BUSINESS**

1. Approval of Minutes- October 19, 2016  
(LS,BO,BD,DA,JK,JR,DH)

Motion by Commissioner Herold seconded by Commissioner Owen to approve the minutes with corrections.

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

2. Correspondence (No Action Required)

- a. "The Habitat" newsletter

- b. "Sound Outlook" newsletter

- c. "Your Environmental Connection" newsletter

Vice Chairman Owen discussed an article on page 3 of "The Habitat" newsletter regarding updating regulations.

- d. Invitation to a December 6, 2016 informational meeting on the Fun Zone Redevelopment Project"

Mr. Gregor explained that Town staff had a preliminary meeting with the developers, their attorneys and engineers regarding the redevelopment of the Fun Zone property.

The developers are proposing a mixed use, commercial on the lower floor & 4 floors of residential above it.

They will need to make an application to the Inland Wetlands Commission for erosion control plan certification and Flood Zone.

The developer was interested in talking to all the commissions to give an overview of the project.

**Discussion on combing Inland Wetlands and Conservation Commissions:**

Chairman Sanzaro stated that he had a further discussion with Town Manager Jeff Bridges on combining the Inland Wetlands and Conservation Commissions. Chairman Sanzaro stated that based on comments from Commissioners there was very little interest in combining commissions.

Chairman Sanzaro gave the Town Manager some suggestions.

Commissioners suggested a once a quarter meeting or as needed meetings.

Commissioners were not informed as to the type of work that would be required. Chairman Sanzaro himself does not have the ability or time to review new related work.

Commissioner Herold was a former member of the Conservation Commission, and indicated the work was mostly keeping current property inventories up to date.

Commissioners discussed excerpts from the Plan of Conservation and Development from 3years ago and there is a certain amount of overlap in the tasks of the two Commissions.

Previously the Conservation Commission had worked on the bike trail over the Putnam Bridge to Glastonbury.

Vice Chairman Owen handed out a draft copy of a proposed ordinance combining Commissions.

Chairman Sanzaro expects to hear back from the Town Manager.

**ADJOURNMENT**

Chairman Sanzaro Adjourned the meeting at 8:12 pm

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

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Don Moisa, Wetlands Agent

Date