

TOWN OF BOZRAH
TOWN HALL
1 RIVER ROAD
BOZRAH, CT 06334
Telephone 860.889.2689 Fax 860.887.5449

The Bozrah Inland Wetlands and Conservation Commission will hold its regular meeting on **Thursday, April 7th**, 2022, at 7:00pm at the Bozrah Town Hall.

1. Review and approve minutes:
 - a. March 3rd.
2. Wetlands Enforcement Officer report.
3. Review correspondence pertaining to agenda items.
4. New business.
 - a. Seth Coty, 350 Fitchville Road - Pre-application discussion regarding future plans for property.
 - b. Receipt of new applications.
 - c. Mineral/Indian Spring - Charlene Lathrop.
 - d. Discussion of standard approval conditions.
5. Review general correspondence.
6. Such other business as the commission may vote to hear.
7. Public comment period.

Charlene Lathrop
Chair

**TOWN OF BOZRAH
INLAND WETLANDS AND CONSERVATION COMMISSION REGULAR MEETING
Town Hall, 1 River Rd. BOZRAH, CT 06334**

March 3, 2022

The March regular meeting of the Bozrah Inland Wetlands and Conservation Commission was called to order by Chairperson Charlene Lathrop at 7:00 pm.

Members present: Chuck Mandel, Steve Brunetti, Jessica Carson, Scott Taylor, Evelyn Brown, James Sipperly, Charlene Lathrop. Quorum was established.

Others present: Sam Alexander (AICP- SCCOG/Town Planner), Bob Russo (WEO), Glenn Pianka (Board of Selectmen), Steve Coit & CHA representative Pete Parent, Butch & Jeanne Goulart, Carolyn Dziengiel.

1. Minutes: Review & Approve Minutes of 2/3/22 **Motion to approve (Sipperly/Taylor) Motion carried 5-0 with 2 abstentions.**
2. Report from Wetlands Enforcement Officer (WEO): a) One inspection was carried out this month at 211 Bashon Hill Rd, see report and photographs in packet. E&S control berm is in place and functioning. b) Revelation Church on Bishop Rd. The plan is to inspect later in the month after the thaw to check for flagging and wetlands impact from earlier work.
3. Correspondence related to agenda- 1 memo dated 2/21 from Sam Alexander & 2 memos 3/3 related to the Coit application are in the packets and will be referenced below.
4. New Business: a) Coit application #01-00-22. (Map 03, Lot 44) WEO reported he had visited the site last month but the existing E & S were not inspected. Overview presentation by Pete Parent, representing Coit focused on changes to the new set of plans presented and responses to questions from the commission members and from the review comments sent by Barton & Loguidice on behalf of the town. Mr. Coit indicated that he had the Uncas Health approvals which we asked to have provided. Questions were asked about why there were no test holes in the drainage basin, underdrain plans, berm grading, the proposed maintenance schedule, the drainage report, in-town easements for maintenance, and prescriptive easements. Truck traffic and cubic yardage removed are on the application. Drainage report is in the on-line file. Non-surety performance bond estimate calculations were provided for E & S of \$28,050. **Motion was made to approve Coit application #01-00-22. (Map 03, Lot 44) for Mass Ledge Removal & commercial building site plan with the stipulations that an E&S bond for the prescribed amount as calculated by the appropriate engineer, that the conditions on the 3/3/22 revised plan are implemented and that the WEO will inspect after rainfall events etc. (Sipperly/Brunetti) Motion 6-0 Carried with Mandel abstaining.**
b) Goulart application #01-01-22 (Map 10, Lot 084). Sam & Mr. Goulart answered questions for the commission. Measurement to the brook is 65 feet, existing silt fence was already in place although it should be checked to be sure no repairs are needed. It was the consensus of the commission that that was adequate E&S. There was a discussion of soil type & drainage. **Motion was made to approve Goulart application**

#01-01-22 (Map 10, Lot 084, Construction of a detached garage, with the conditions that prior to construction the silt fence is installed and inspected, that there be no floor drains in the garage, that outlet protection is provided at the footing drain and that after the site is stabilized that the silt fence is removed at the end of the project. No bond is required. (Sipperly/ Brunetti) Motion 6-0 Carried with Mandel abstaining.

5. General Correspondence: Sam reported that our Polly Brook comments were well received by the state and that they indicated that most of our items would be addressed as a matter of course.
6. Such other Business: a) Charlene had asked for an update on the fee ordinance subcommittee work. A copy of the draft ordinance is in the packet, color coded to indicate changes of several types. Commission questions including level of fee increases, after-the-fact violations, types of bonding permitted and preferred, and waivers. Great work so far, probably one more meeting before it goes into the ordinance hearing process. Sam will investigate permit transfer fees. b) Chuck & Jim will forward examples of standard stipulations from other towns for our review c) Sam will email the "CAWS" wetland seminar information for March 9th. The town will provide the \$45 fee if commission members are interested. d) reminder to discuss timber harvest inspection at future meeting. e) Glenn summarized the BOS agenda discussion about the agriculture commissions interest in conservation.
7. Public Comment: Glenn informed the commission that publication fees would be higher due to the ordinance postings etc, that a new Zoning Enforcement Officer had been secured as a shared position with Ledyard similar to the regional municipal recycling coordinator arrangement. Cost much lower per hour than the WEO.
8. **Motion to adjourn (Sipperly/Brunetti) Unanimous.**

Meeting was adjourned at 8:16pm.

Respectfully Submitted, Evelyn Brown, Commission member.



City of Middletown Department of Land Use

245 deKoven Drive
Middletown, CT 06457
(860)638-4590
www.MiddletownCT.gov

This Permit is issued by the Agency subject to the following conditions and/or modifications as follows:

1. That prior to the commencement of construction, an erosion and sedimentation control bond shall be submitted to the Land Use Office. The cost of the bond will be determined by the Environmental Planner and/or City Engineer.
2. If the authorized activity is not completed within five (5) years from the date of approval by the Agency that is, on or before _____ said activity shall cease and, if not previously revoked or specifically extended, this Permit shall be null and void.
3. The permittee shall notify the Wetlands Officer immediately upon the commencement of work and upon its completion.
4. Prior to the commencement of any site work, the Permittees and/or their agent shall properly install any and all sedimentation and erosion (S&E) control measures as depicted on the site plans approved by the Agency. Changes to S&E controls may be made in order to accommodate field conditions so long as they provide equal or greater protection against S&E into the regulated wetlands and upland review area. The Permit will notify staff of any changes to the site plans.
5. A copy of the plans approved by the Agency shall be kept at the job site for the duration of construction activities as approved herein.
6. During construction, as represented to the Agency, no material shall be stockpiled within the regulated area or in areas other than those depicted on the site plans approved by the Agency.
7. The City reserves the right to inspect the site work area at any time from commencement to conclusion of the project to ensure permit conditions and compliance with the regulations is being met.
8. All sedimentation and erosion control devices shall remain in place until the end of construction and the site is deemed stabilized by the City's Wetlands Enforcement Officer or other authorized agent of the Land Use Department. An inspection can be scheduled by calling _____.
9. All work, including all regulated activities conducted pursuant to this authorization, shall be consistent with the terms and conditions of this Permit. Any structures, excavation, fill, obstructions, encroachments, and/or regulated activities not specifically identified and authorized herein shall constitute a violation of this Permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the Permittees accept and agree to comply fully with all terms and conditions of this Permit.
10. No equipment or material including, without limitation, fill, construction materials

and/or debris, shall be deposited, placed, and/or stored in any regulated area, on or off site, unless specifically authorized by this Permit.

11. The authorizations and activities set forth in this Permit are not transferable without the written consent of the Agency or its Authorized Agent.
12. In evaluating this application, the Agency has relied on information provided by the Permittees. If such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this Permit may be modified, suspended, or revoked by the Agency.
13. If applicable, flagging associated with the wetland boundary shall remain until the completion of construction activities and shall not be removed until all work is complete and the site is stabilized.
14. The Permittee shall employ best management practices, consistent with the terms and conditions of this Permit, to control stormwater discharge, to prevent erosion and sediment migration beyond the work area(s), and to otherwise prevent pollution of inland wetlands and watercourses. The Permittees shall immediately inform the City's Inland Wetlands Enforcement Officer of any problems related to activities in the regulated area, which have been impacted during the course of, or caused by, the authorized work.
15. This Permit is subject to, and does not detract from, any present or future property rights or other rights or powers of the State of Connecticut, and conveys no property rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state, or local laws or regulations pertinent to the property or activity affected hereby.
16. Nothing in this permit shall obviate any requirement for the Permittee to obtain any other assent, permit, or license required by law and/or regulation by the Government of the United States, the State of Connecticut, or any other political subdivisions thereof. Obtaining such assents, permits, and/or licenses is solely the responsibility of the Permittee.
17. That any storage of fuel, oils and other chemicals on the site shall be stored in a secondary container to prevent the possibilities of spills and/or leaks.

Simple Approval

Applicant:

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for Address _____, Map _____, Lot _____, type of regulated activity _____ within the 100' upland review area as shown on "_____" dated _____ prepared by _____ with the following conditions;

1. Inland Wetlands Enforcement officer shall be notified 24 hours prior to any construction activities and contact information for the site contractor be provided to the Wetlands Office
2. That prior to any construction soil erosion and sediment control measures shall be;
 - a. installed as shown on the approved plan.
 - b. installation shall be done by hand.
 - c. The Inland Wetlands Enforcement Officer shall be notified of such installation so that an inspection might be conducted to determine compliance and authorize commencement of construction.
3. Prior to issuance of a final inspection, the Inland Wetlands Enforcement Officer shall be notified so that an inspection may be conducted to determine that all soil erosion and sedimentation control measures have been maintained in the manner in which they were approved on the site plan and are in compliance.
4. Modification of approved plan needs to come back to Inland Wetlands Commission
5. That unless an extension is granted,
 - a. Construction must begin within one year of approval
 - b. This permit expires two years from the date of approval.

This regulated activity is approved based upon the finding that there was no reasonable or prudent alternative in completion of this project.

Residential Standard Approval

APPLICANT :

PROPOSED MOTION

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for _____, Peddlers Rd, Map ____, Lot __, for Regulated Activity, _____ within 100' jurisdictional review zone as shown on "_____ dated _____ prepared by _____ with the following conditions;

1. That prior to approval of a building permit application, the application shall include the approved map, revised to include these conditions of approval.
2. Inland Wetlands Enforcement officer shall be notified 24 hours prior to any construction activities and contact information for the site contractor be provided to the Wetlands Office
3. Prior to construction:
 - a. Soil erosion and sediment control measures shall be installed as shown on the approved plan.
 - b. That all installation shall be done by hand or by a mini excavator with a 1 foot wide bucket.
 - c. That the Inland Wetlands Enforcement Officer be notified of such installation so that an inspection might be conducted to determine compliance and authorize commencement of construction.
4. A stone or rip-rap anti-tracking pad shall be installed at the entrance and exit areas of the site in order to prevent erodible material from being tracked onto paved areas and subsequently being deposited into adjacent storm drainage systems, inland wetlands or watercourses.
5. During construction, piles of fill, erodible material and debris shall not be created within 100 feet of regulated inland wetland and watercourse areas unless specifically authorized in this permit.
6. No grading, clearing, landscaping or other ground surface disturbance shall occur within 100 feet of the regulated inland wetland and watercourse area unless specifically authorized in this permit.
7. Any material, man-made or natural, which is in any way disturbed and / or utilized during work herein authorized shall not be deposited in any wetland or watercourse, either on- or off-site, unless specifically authorized in this permit.
8. Steps taken to control sedimentation, erosion and downstream siltation shall include but need not be limited to:

- a. The stabilization of all disturbed earth surfaces with suitable ground cover and/or hay mulch during and following construction activities.
 - b. The installation of a temporary erosion control fence or other suitable erosion control measure as indicated on the permit map or as required by Inland Wetlands Enforcement Officer. This erosion control measure will be installed prior to the start of construction activities. Its location will be reviewed and approved in the field by Inland Wetlands Enforcement Officer.
 - c. The limitations of all construction activities to a specified area reviewed and approved by the Inland Wetlands Enforcement Officer and as defined by the permit map.
 - d. The placement of additional erosion controls as reviewed and approved by Inland Wetlands Enforcement Officer prior to commencement of clearing and construction activities.
9. The permittee shall immediately inform the Inland Wetlands Enforcement Officer of problems involving sedimentation, erosion, downstream siltation, or any other adverse impacts, which develop in the course of or are caused by the work herein authorized.
10. A planting plan for disturbed buffer and wetlands areas shall be submitted to the commission for approval.
11. That all soil erosion and sedimentation control measures shall be maintained in the manner in which they were approved on the site plan and are in compliance for a period of one year or one growing season after completion of the project and that vegetation is established to the satisfaction of the Inland Wetlands Enforcement Officer prior to removal of such soil erosion and sedimentation control measures. In the event that the property/permit area is transferred to another party prior to a period of one year or one growing season after completion of the project;
- a. A bond will be set by the Inland Wetlands Enforcement Officer in an amount adequate to ensure that in the event of failure of such soil erosion and sedimentation control measures or in the event that they become ineffective and or in disrepair, the Town of Guilford may enter upon such property and re-establish such soil erosion and sedimentation control measures as shown in the approved plan,
 - b. And that the property owner shall enter into an agreement with the Guilford Inland Wetlands Commission to place a cash bond which will be held in an account by the Town of Guilford in the amount as established by the Inland Wetlands Enforcement Officer,
 - c. The bond will be held by the Town of Guilford in a savings account for the period of one year or one growing season; to ensure that all soil erosion and sedimentation control measures shall be maintained in the manner in which they were approved on the site plan; are in compliance for a period of one year or one growing season after completion of the project; and that vegetation is established to the satisfaction of the

Inland Wetlands Enforcement Officer prior to removal of such soil erosion and sedimentation control measures.

12. This permit does not obviate the permittee's obligation to obey all other applicable federal, state and local laws or obtain any applicable federal, state and local permits.
13. This permit may be revoked or suspended if the permittee exceeds the conditions of approval of this permit or has secured this permit through deception or inaccurate information.
14. That any changes to the approved plan must be submitted to the Inland Wetlands Commission for approval.
15. That unless an extension is granted,
 - a. Construction must begin within one year of approval.
 - b. This permit expires five years from the date of approval

This regulated activity is approved based upon the finding that there is no feasible or prudent alternative in completion of this project.

Standard Approval (Large Projects)

APPLICANT :

PROPOSED MOTION-

VOTED: That the Guilford Inland Wetlands Commission approves a regulated activity for (address., Map , Lot, for Regulated Activity, (what they are doing) within 100' jurisdictional review zone as shown on "Map Title; prepared by _____" Dated _____ with the following conditions;

1. That prior to approval of a building permit application, the application shall include the approved map, revised to include these conditions of approval.
2. Inland Wetlands Enforcement officer shall be notified 24 hours prior to any construction activities and contact information for the site contractor be provided to the Wetlands Office
3. Prior to construction:
 - a. Soil erosion and sediment control measures shall be installed as shown on the approved plan.
 - b. That all installation shall be done by hand or by a mini excavator with a 1 foot wide bucket.
 - c. That the Inland Wetlands Enforcement Officer be notified of such installation so that an inspection might be conducted to determine compliance and authorize commencement of construction.
4. A stone or rip-rap anti-tracking pad shall be installed at the entrance and exit areas of the site in order to prevent erodible material from being tracked onto paved areas and subsequently being deposited into adjacent storm drainage systems, inland wetlands or watercourses.
5. A row of bright orange construction fencing as well as erosion controls shall be installed at the limit of landscaping / construction as shown on the permit map prior to the commencement of construction activities. The construction and silt fencing shall be inspected by the Inland Wetlands Enforcement Officer in the field prior to the commencement of construction activities.
6. During construction, piles of fill, erodible material and debris shall not be created within 100 feet of regulated inland wetland and watercourse areas unless specifically authorized in this permit.
7. No grading, clearing, landscaping or other ground surface disturbance shall occur within 100 feet of the regulated inland wetland and watercourse area unless specifically authorized in this permit.

8. Any material, man-made or natural, which is in any way disturbed and / or utilized during work herein authorized shall not be deposited in any wetland or watercourse, either on- or off-site, unless specifically authorized in this permit.
9. Steps taken to control sedimentation, erosion and downstream siltation shall include but need not be limited to:
 - a. The stabilization of all disturbed earth surfaces with suitable ground cover and/or hay mulch during and following construction activities.
 - b. The installation of a temporary erosion control fence or other suitable erosion control measure as indicated on the permit map or as required by Inland Wetlands Enforcement Officer. This erosion control measure will be installed prior to the start of construction activities. Its location will be reviewed and approved in the field by Inland Wetlands Enforcement Officer.
 - c. The limitations of all construction activities to a specified area reviewed and approved by the Inland Wetlands Enforcement Officer and as defined by the permit map.
 - d. The placement of additional erosion controls as reviewed and approved by Inland Wetlands Enforcement Officer prior to commencement of clearing and construction activities.
10. The permittee shall immediately inform the Inland Wetlands Enforcement Officer of problems involving sedimentation, erosion, downstream siltation, or any other adverse impacts, which develop in the course of or are caused by the work herein authorized.
11. A planting plan for disturbed buffer and wetlands areas shall be submitted to the commission for approval.
12. The permittee, _____, shall submit a planting bond in the amount of _____ to the Inland Wetlands Enforcement Officer prior to the commencement of clearing or construction to insure compliance with the conditions of this permit. The bond shall be held for two full growing seasons post installation of plantings and written acceptance by Inland Wetlands Enforcement Officer to insure compliance with the conditions of this permit.
13. Prior to issuance of a Certificate of Occupancy, the Inland Wetlands Enforcement Officer shall be notified so that an inspection may be conducted to determine that all soil erosion and sedimentation control measures have been maintained in the manner in which they were approved on the site plan and are in compliance.
14. That all soil erosion and sedimentation control measures shall be maintained in the manner in which they were approved on the site plan and are in compliance for a period of one year or one growing season after completion of the project and that vegetation is established to the satisfaction of the Inland Wetlands Enforcement Officer prior to removal of such soil erosion and sedimentation control measures. In the event that the property/permit area is

transferred to another party prior to a period of one year or one growing season after completion of the project;

- a. A bond will be set by the Inland Wetlands Enforcement Officer in an amount adequate to ensure that in the event of failure of such soil erosion and sedimentation control measures or in the event that they become ineffective and or in disrepair, the Town of Guilford may enter upon such property and re-establish such soil erosion and sedimentation control measures as shown in the approved plan,
 - b. And that the developer shall enter into an agreement with the Guilford Inland Wetlands Commission to place a cash bond which will be held in a savings account held by the Town of Guilford in the amount as established by the Inland Wetlands Enforcement Officer,
 - c. The bond will be held by the Town of Guilford in a savings account for the period of one year or one growing season; to ensure that all soil erosion and sedimentation control measures shall be maintained in the manner in which they were approved on the site plan; are in compliance for a period of one year or one growing season after completion of the project; and that vegetation is established to the satisfaction of the Inland Wetlands Enforcement Officer prior to removal of such soil erosion and sedimentation control measures.
15. The construction of the regulated activity shall be under the supervision of a Professional Engineer registered as such in and by the State of Connecticut.
- a. Prior to the start of construction, the applicant must forward to the Guilford Inland Wetlands Commission office the name, address, and telephone number of the Professional Engineer retained by the applicant to supervise construction.
 - b. The professional engineer shall conduct weekly inspections of the erosion and sedimentation control measures.
 - c. The Professional Engineer must submit weekly reports to the Guilford Inland Wetlands Commission office. These reports shall be received no later than the following Monday for the preceding week and shall contain the following.
 - a. Site work completed the past week
 - b. Site work anticipated and scheduled for the next two (2) weeks.
 - c. Report of any problems
 - d. List of action items
 - e. Resolution of action items
 - d. Failure to submit a report will result in appropriate enforcement by the Guilford Inland Wetlands Commission or its authorized Agent.
16. An independent soil and erosion control expert shall be retained to monitor soil and erosion controls on site and conduct inspections at least once a week and within 24-hours of the end

of a storm with a rainfall amount of 1-inch or greater and shall submit a report to the Inland Wetlands Enforcement Officer after each inspection, but not less than once a week.

17. That prior to issuance of a Certificate of Occupancy, the conservation easement boundary shall be permanently delineated by the setting of permanent 4"x4" wooden or concrete posts. The posts shall be marked with signage indicating they are conservation easement boundary markers. The posts are to be located along the conservation easement boundary as shown on the final plans at a maximum of 100' intervals and as approved by the Inland Wetlands Enforcement Officer.
18. The inland wetlands boundary shall be permanently delineated by the setting of permanent 4"x4" wooden or concrete posts. The posts shall be marked with signage indicating they are wetland boundary markers. The posts are to be located along the wetlands boundary as shown on the final plans at a maximum of 100' intervals and as approved by the Inland Wetlands Enforcement Officer.
19. This permit does not obviate the permittee's obligation to obey all other applicable federal, state and local laws or obtain any applicable federal, state and local permits.
20. This permit may be revoked or suspended if the permittee exceeds the conditions of approval of this permit or has secured this permit through deception or inaccurate information.
21. That any changes to the approved plan must be submitted to the Inland Wetlands Commission for approval.
22. That unless an extension is granted,
 - a. Construction must begin within one year of approval.
 - b. This permit expires five years from the date of approval

This regulated activity is approved based upon the finding that there is no feasible or prudent alternative in completion of this project.

Circle who is in agreement:

Members EB KC PM RM CP SW DW

Alternates JP