

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

January 5, 2023

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

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

Others present: Sam Alexander (Town Planner), WEO Bob Russo, Art Goulart, Brandon Handfield (rep. David Gesiak), Glenn Pianka (Selectman).

1. Minutes: Review & Approve Minutes of 12/1/22. Typos in section 5 (must, of) will be corrected. **Motion to approve with corrections (Sipperly/Mandel) 5 yes, 1 abstain.**
2. Report from Wetlands Enforcement Officer (WEO): Letter A) Revelation Church notes no activity, no removal. Letter B) Subdivision lots on Rt 163 & South Rd subdivision were inspected. E & S mostly functioning properly. Photos provided show berm repair requested, sediment removal needed at footing drain outlet and the installed anti-tracking pads. Letters C) Bashon Hill Farms Inspection & Notice of Violation Report Site was inactive at time of inspection, all 4 remediation instructions for the illegal dewatering trench were addressed properly. Notice of violation is lifted. Additional berm and stone water bar from last inspection in area of brush removal were both also installed. Letter D) Hough Rd Jurczyk/Quigley building lot inspection and photographs were discussed. Proper E & S measures are not being maintained. After discussion with IWCC board members, WEO will revisit and follow up on E & S with owners, especially of exposed slopes, check slopes/depth at pond perimeter for safety, get permission to walk wetlands to determine if there is any downstream impact. The downstream haybale check dam has been removed. Stockpile is tarped. New item: WEO was asked to check the Adelman pond at 163 & Caroline. An excavator was observed at work and there is no permit active at that site.
3. Correspondence related to agenda- all in meeting packets tonight.
4. Old Business: A. David Gesiak LLC Lot 4 plan 19 South Rd (14/46E). Jim Sipperly recused himself from this agenda item. Brandon Handfield acted as presenter for the applicant. Discussion reviewed the plan changes mentioned last month re: house size decreased to 3 bedrooms, shift in smaller house footprint, & location of septic. **Motion to approve the application and revised plans, with a correction to make clear that the house is a three bedroom AND with the standard approval conditions checklist items with as-builts item 1e included and a reminder to stake out the septic and drain areas and to set a benchmark within 40'. (Mandell/Brunetti) Unanimous.** Sam will provide the standard approval checklist to the applicant. E & S bonds are in place for each lot.

\*Steve suggested adding a heading section on the standard conditions form for application name & number.

\*Jim Sipperly returned as a voting member.

5. New Business: A. Application for Arthur Goulart:4 Bear Hill Rd (Map/Lot 11/018) Excavate and remove material for pond construction. Application, 2 aerial photos and maps dated 12/29/88 from the building official files were available for review. The plans show cross-sections, depth, and limits. This project has had multiple extensions but the applicant hopes to be finished for good within the scope indicated within the next 5 years. Tonight is the date of receipt for the application. For next month the following will be needed: state reporting form, addresses of adjoining landowners, an estimate of quantity of material removed, and the addition of the back boundary limit on the aerial so it matches the drawn plan. **Motion to accept the application and schedule it for action at the next meeting. (Sipperly/Taylor). Unanimous.**
6. General Correspondence: CT Bar Association Land Use Seminar information. March 11-virtual. Discussion of training requirements for commissioners, Public Act 21-29. Sam will verify for IWCC. (Note: training requirement does not apply to Wetlands Commission)
7. Such other Business: Sam was commended for providing a spreadsheet we can use to track open projects. It was asked if the bond amounts could be added where possible.
8. Public Comment: a) Glenn commented on value of tracking open bonds, C.O.'s etc. b) a discussion on the status of getting a building official ensued. There has been some interest in the position. One applicant had an asking salary that was quite high. There has been an offer extended for ZEO.
9. **Motion for adjournment at 7:53 (Sipperly/Brunetti). Unanimous.**

Respectfully Submitted,

Evelyn Brown, Commission member.