

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

August 3, 2023

The August 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, Charlene Lathrop, Steve Brunetti, Chuck Mandel, Jim Sipperly. Quorum was established.

Others present: Peter Parent, David Medieros (Mid City Steel), WEO Bob Russo, Sam Alexander (Town Planner/SCCOG).

1. Minutes:
Review & approve minutes of 6/1/23. **Motion to approve (Brunetti/Taylor). Passed 3-0-2 (Mandel, Sipperly abstain).**
2. Report from Wetlands Enforcement Officer (WEO):
WEO Bob Russo reported on inspection and enforcement. The WEO and the First Selectman inspected a number of culverts and areas of road drainage concern. The WEO advised the First Selectman on ways to remediate issues. The WEO reported on the South Road/Bozrah Street subdivision and noted small issues that were to be repaired, including the rip rapped leakoff from South Road. Lots seeking a release of Erosion & Sediment Control Bonds are not yet stable. 350 South Road is stable. The owner wishes to have his permit vacated. The owner also wishes to put an addition onto his home, which requires review by the Commission. There was discussion of possibly allowing the WEO to review at a staff level. There are no outstanding issues with the Mid-City Steel site or the Coit Site at 46 and 28 Stockhouse Road, respectively. There are no outstanding issues with 102 Hough Road and work is progressing in compliance with a permit. At 211 Bashon Hill Road a water control berm was installed at the north woods road entrance. Land was reseeded around an area of recent Christmas tree planting. A silt fence was installed upslope of a water bar.
3. Correspondence related to agenda:
Sam Alexander stated that there were reports from himself, the WEO, and the Town Engineer pertaining to item 4a. WEO comments have not yet been incorporated into the plan sets.
4. Old Business:
 - A. Zejak Realty LLC: Site Plan Modification to a plan for 46 Stockhouse Road (Map 4, Lot 19A), originally approved 12/14/2017 and modified/extended 11/10/22. Plan modification to accommodate additional gravel storage space and reconfigure parking area. Modification impacts drainage swale and detention basin.
Pete Parent, PE (Engineer, CHA Companies) reviewed plans for Zejak Realty (Mid City Steel), which are proposed revisions to previously approved plans. Revisions

included: 1. Adding a 30' wide strip of gravel storage space along the northern edge of pavement; 2. Revising the parking to all be at the southwestern corner of the building (there is no longer an overhead door proposed there); 3. Rerouting the gas service line to the southeast corner of the building. 4. Minor modifications to the stormwater basin (raising the outlet and berm) and the drainage swale to accommodate the additional gravel area. There were question from the Commission about the types of products to be stored in the new laydown space. David Medieros stated that it would be rebar and remesh prepared to be shipped or shipped in. The product would not be coated in oil but would be dry. David Medieros stated that they create some additional grass space in front of the building. There was discussion of bonding; a bond is already in-place. **Motion to approve with the stipulation that outstanding WEO comments be addressed on a revised set of plans and that all previous conditions remain incorporated by reference (Sipperly/Mandel). Passed 5-0-0.**

5. Bond Release:

A. 33 South Road: Erosion and sediment control bond in amount of \$1,500. David J. Gesiak LLC (App. IW #01-00-21, seven-lot residential subdivision).

B. 384 Bozrah Street: Erosion and sediment control bond in amount of \$1,500. David J. Gesiak LLC (App. IW #01-00-21, seven-lot residential subdivision).

Discussion of release of both bonds was tabled until the WEO reports that both sites are stable and there are no outstanding erosion and sediment control issues.

6. General Correspondence: None.

7. Such other Business: A) Bob Russo reported that he and his company, CIA Engineers, had been hired to perform survey and wetlands delineation at the Mineral Spring property on Bozrah Street. The Town is currently working with CT DOT Rights of Way to create a safe pulloff at the location of the Town easement. Charlene Lathrop reported that a Native Americans group she had spoken with recommended against public access. B) Sam Alexander reported that he was taking a new career and would no longer be the Town Planner. He was thanked for his work. C) Sam Alexander reported that there would be a future application from Revelation Church.

8. Public Comment:

Motion for adjournment at 7:49 (Sipperly/Taylor). Unanimous.

Respectfully Submitted,
Evelyn Brown, Commission member.