

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

October 6, 2022

The October regular meeting of the Bozrah Inland Wetlands and Conservation Commission was called to order by Chairperson Charlene Lathrop at 7:01 pm.

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

Others present: Sam Alexander (Town Planner), Bob Russo (WEO), Jack Santo, Carolyn Dziengiel, Dale & Barbara Speerli, Mr. Desnoyers, Mr. Parent (rep. Mid-City Steel).

1. Minutes: Review & Approve Minutes of 9/1/22 **Motion to approve (Mandel/Taylor) 5 Yes, 1 abstain) Passed.**
2. Report from Wetlands Enforcement Officer (WEO):A 4 letters regarding October inspections were distributed with the IWCC meeting packet. Inspection dates and details are listed in the letters. Letter a) Revelation Church, Bishop Rd: No activity in permitted areas and no action currently necessary Several parking area stockpiles were removed. One remains. Letter b) Bashon Hill Farms: Site was active. E & S controls were functioning properly. No new actions were necessary. Letter C) subdivision lots on Rt 163 & South Road subdivision were inspected. Wood chip berm had a breach in one area & were instructed to repair. No sediment release noted. Road sweeping requested to eliminate mud from tracking pads on street. The South Road areas are cut but not stumped. No sediment impact yet. Letter d) Mid-City Steel site inspection of activity near the intermittent water courses appears closer than shown on plans, wetland areas not disturbed but it was a close call with diversion alteration potential and more distance or additional protection measures should be considered in future actions.
3. Correspondence related to agenda- none
4. New Business: a) application renewal from Mid-City Steel on 48/40 Stockhouse Rd (Map/Lot 04/19-A) Status report presentation was given by Pete Parent representing Mid-City Steel. The proposed changes include reducing the size of the building by 100 feet but keeping the remainder of the site as is to allow for potential future expansion to the originally requested 300feet. The limits of clearance need revision in the back and along the left side of the drawing since clearing was more extensive than the old plan. Drainage calculations need to be verified for updated plans. The mass ledge removal is mostly done. The storm water basin on the right side of the plan is the remaining primary work area. Questions on toe drains and discharges were answered. The application is complete pending the existing conditions revisions and updates discussed. Nonquorum site visits were requested and Sam will get some dates from owner. We asked for some points in the field flagging to be reset such as limits flags, major discharge points, building corners if possible.

5. Old Business: a. Standard Approval Conditions were discussed again. Additions for as-built, an “Others” flexible section and signatures will be added.

6. General Correspondence: a) CACIWIC conference was brought up again. Several members are interested. Suggested to look for upcoming info & check the website. (Date is 10/29/22) Charlene will check with Diane or Glenn to see if we are still members, i.e. did our membership get paid for, since we have no mailings. b) Sam reported receiving several recent email inquiries regarding multifamily housing (maybe 8-30G) related. The latest one came from a realtor regarding the Mending Wall parcel on Bozrah St. which we have been discussing due to the Mineral Springs town parcel area contained within that property.

7. Such other Business: a. Glemboski/Ous property: Commission members had questions about the MOU and what transfer of property entailed...is it transfer of ownership or stewardship? Sam outlined what has been happening with the upcoming purchase. We would like clarification on ownership plans/relationship with Avalonia and to see a copy of the MOU.

8. Public Comment: a) Mr. Desnoyers 394 Bozrah St. shared several concerns regarding the subdivision activities happening next to his property. Plans show horseshoe shaped tree lines on the limits of clearing and it was basically clearcut so no vegetation barriers between properties. Should that have come back to us as a change of plan under our conditions of approval? Only lot 4 is specific about the need for that due to the wetlands. The WEO reminded us that Bozrah does not have an established distance on an upland review zone so each application can be different. Other concerns expressed by the public included clearing on slopes, stump burial, water pressure concerns, use of shared driveways and access to 1991 survey copies or documents from Franklin Surveyors. **The WEO was directed by the commission to inspect the parcels with regards to the concerns brought to our attention and get back to us as soon as possible to see if a special meeting or cease & correct orders are needed.** b) Carolyn Dziengiel of Bashon Hill presented copies of a letter to commission members and read the text to the group. Her concerns brought forward tonight included stone being taken from areas NOT in the approved zones and being moved into the approved zones for processing, and potential pollution concerns from phone pole material leaching and burning. **The WEO was directed by the commission to inspect this parcel with regards to the maps used for permitted activities from the wetlands commission and the concerns brought to our attention and again get back to us as soon as possible.** c) Mr. & Mrs. Speerli also had concerns regarding the activities on the Bashon Hill Farms property. d) Jack Santo expressed additional concerns regarding the buried stumps and asked what actions were possible if violations were found. e) Sam informed the commission that the public information session regarding sidewalks along Fitchville Road would have a minor wetlands condition along the project that the town would be on a future agenda to discuss.

9. **Motion for adjournment at 8:38 (Taylor/Brunetti). Unanimous.**

Respectfully Submitted,

Evelyn Brown, Commission member.