

TOWN OF EASTFORD
INLAND WETLANDS AND WATERCOURSES COMMISSION
October 26, 2017– 7pm

Members Present: Tom DeJohn, Chair; Deb Lee, Vice-Chair; Rob Torcellini, Denis Day
Absent: Deb Lee, Vice-Chair; Craig Whitehouse, Susan Welshman, Marcia Day
Also Present: Jim Larkin, Wetland Agent

REGULAR MEETING

Regular Meeting called to Order at 7:01 pm

Old Business:

- **File # 17-019 Donald Dubois, Kennerson Reservoir Road, Eastford, CT. Proposed house, well and septic system in upland area. Portion of septic in review area. Application received: September 28, 2017. Fee received: \$160. Decision or Public Hearing by: December 1, 2017.** Norm Thibault of Killingly Engineering presented the plans to the Commission. Mr. Thibault read into the record the wetlands delineation report by Ian Cole. Mr. Thibault reviewed the septic system nitrogen renovation analysis with the Commission. Discussion occurred regarding signature of Town Representative on the Killingly Engineering form. The lots are to be merged prior to construction. Discussion occurred regarding reserve septic area and NDDH approval. **MOTION (Torcellini/Day) to approve application File # 17-019. APPROVED UNANIMOUSLY.**

- **File # 17-018 Rob Torcellini, 335 Westford Road, Eastford, CT. Amendment to previously approved Permit # 16-009. Application received: September 28, 2017. Fee received: \$100. Decision or Public Hearing by: December 1, 2017.** Rob Torcellini presented updated plans from Gardner and Peterson. Discussion regarding the added utilities to the proposed and existing greenhouses. Majority of drainage to be handked through sheet flow with grass berm and stone check dam to handle drainage from loading dock area. Discussion occurred regarding if submission to Windham Water Works was necessary as this is a modification of an existing permit and not a new permit. Commission would like a submission. Application tabled until next month's meeting.

New Business: None

Application Received Post Agenda Filing:

- **File # 17-020 Peppertree LLC, Ashford Road, Map # 10, Block # 4, Lot #1, Eastford CT. Construction of 8 single family cottages on a 3.27 acre parcel. Application received: October 26, 2017. Fee received: \$410.00. Decision or Public Hearing by: December 29, 2017.** Norm Thibault presented an application for George Jung for construction of 8 single family cottages. Site was previously given a No Jurisdiction Ruling for the construction of four 2 family units on the north western portion of the 24 acre site. Discussion occurred regarding the current Cease and Desist Order currently in place. Mr. Thibault submitted a report from REMA Ecological Services who has reviewed the area of the site which is in violation. The report contains recommendations for restoration and erosion controls for the project. Recommendations are to be incorporated into the plans for the next meeting. Mr. Torcellini questioned the phasing of the project as it was originally presented as phase two. Mr. Thibault explained that the application is only for the 8 single family units and that the property may be separated as a free split from the other development. Mr. DeJohn expressed the need for an accurate certified survey that shows the area of upland disturbance as well as existing contours post grading. Mr. Thibault agreed that it would be included in the updated plan.
Application tabled until next month's meeting.

Approval of Minutes: None

Chairman's Report: None

Agent Report: Jim Larkin, Wetlands Agent, reported the following:

- **2 Spinnaker Lane:** Bruce Lindemann and Tate Family LLC would like to raise the cottage 2 feet and excavate 1 foot to replace the concrete block foundation with concrete and create a usable walkout basement area. As the excavation would be within 100 feet of Crystal Pond He provided them with a wetlands application and guidance as to what should be shown on the site plan. Site visit September 13, 2017. Application remanded to Agent at IWWC meeting on September 28, 2017. Forwarded NDDH information to Mr. Lindemann. Applicant expressed that construction has been pushed out to the Spring of 2018.
- **Halls Pond :** Contacted by a potential purchaser of property on Halls Pond regarding Inland Wetlands Regulations and process. Specifically regarding the addition of sand to the shoreline. Explained the permit process and will provide feedback based on Commission discussion of past applications.

Planning Commission Report: None.

Correspondence: None

Other Business: None

Meeting adjourned at 8:15 pm.

Respectfully Submitted,

**Susan Welshman, Recording Secretary
(From Notes by Jim Larkin)**

Approved: 11/17/17