

**COMMISSION HAS NOT YET READ
OR APPROVED THESE MINUTES**

**TOWN OF EASTFORD
INLAND WETLANDS AND WATERCOURSES COMMISSION
January 28, 2021– 7pm**

Members Present: Tom DeJohn, Chair; Deb Lee, Vice-Chair; Rob Torcellini , Susan Welshman

Absent: Greg Roto, Denis Day

Also Present: Jim Larkin, Wetland Agent

REGULAR MEETING

Regular Meeting called to Order at 7:01 pm via ZOOM.

Old Business:

- **File # 20-010 Jake Roderick, 221 Eastford Road, Eastford, CT. Removal of existing garage, backfilling, construction of new, larger garage. Application received: 9/24/2020. Fee received: \$0. Decision or Public Hearing by: 11/27/2020.** Applicant Jake Roderick was present at meeting. Jim Larkin explained changes made to the application and presented a sketched plan which was submitted into the application file. After reviewing the sketch the Commission discussed the importance of including scale, limits of disturbance, measurements and description of stabilization in the plan. Jim explained that he has provided Mr. Roderick with examples of previous applications to follow and the possibility of a civil engineer visiting the property and providing recommendations. Mr. Roderick stated that he is motivated to accomplish the work prior to June as he is planning to place the property on the market. Mr. Roderick submitted the \$100 fee for beginning work before submitting application. This application has been extended until the April 2021 meeting.
- **NOV Notice of Violation, Aaron G Smith & Harry Ratasep, property at 216 and 220 Chaplin Road, Eastford, CT.** Jim Larkin reported receiving an email from Aaron Smith stating that an application was in process. Mr. Larkin tried to communicate to Mr. Smith information about this meeting but received no response and no application has been submitted. The Commission agreed that if no application is submitted in the next two weeks that a Cease and Correct Order will be issued with a Show Cause Hearing to occur at the February 25, 2021 Meeting.

- **File # 20-011 John Paquin, 348 Old Colony Road, Eastford, CT. Removal of gravel already removed. Application received: October 22, 2020. Fee received: 0. Decision or Public Hearing by: December 25, 2020.** Requested letter of project detail and outstanding application fee have been submitted. **MOTION (Torcellini/Lee) to approve. APPROVED UNANIMOUSLY.**

New Business: None

Application Received Post Agenda Filing: None

Approval of Minutes: MOTION (Torcellini/Lee) to approve the Minutes of the November 19, 2021 Regular Meeting. APPROVED UNANIMOUSLY.

Chairman's Report: Chair Tom DeJohn reported concern over the condition of silt fencing on the newest Peppertree Condo location. Jim Larkin to investigate.

Agent Report:

Jim Larkin, Wetland Agent, reported the following:

- Visited Mike Kozey's property on the corner of Kozey Road and Westford Road. Mr. Kozey would like to construct a 20'x 30' garage structure. Wetlands have been delineated and an application is in process.
-

Planning Commission Report: No January Meeting

Correspondence: None

Other Business: None

Meeting adjourned at 7:53 pm.

Respectfully Submitted,

Susan Welshman, Recording Secretary

**COMMISSION HAS NOT YET READ
OR APPROVED THESE MINUTES**

TOWN OF EASTFORD
INLAND WETLANDS AND WATERCOURSES COMMISSION
FEBRUARY 25, 2021– 7pm

Members Present: Tom DeJohn, Chair; Deb Lee, Vice-Chair; Rob Torcellini , Denis Day, Susan Welshman

Absent: Greg Roto

Also Present: Jim Larkin, Wetland Agent

SHOW CAUSE HEARING

Hearing was called to Order at 7:01 PM

- **Show Cause Hearing, Aaron G. Smith and Harry Ratasep, property at 216 & 220 Chaplin Road, Eastford, CT. Notice of Violation sent on October 5, 2020. Cease and Correct Letter sent on February 17, 2021.** Cease and Correct order was reviewed by the Commission. Jim Larkin submitted photos into the file from a November 24, 2020 site visit. Return receipt from Harry Ratasep was received on February 25, 2021. Neither property owner was present at this hearing.

Hearing was adjourned at 7:04 PM

REGULAR MEETING

Regular Meeting called to Order at 7:04 pm

Old Business:

- **File # 20-010 Jake Roderick, 221 Eastford Road, Eastford, CT. Removal of existing garage, backfilling, construction of new, larger garage. Application received: 9/24/2020. Fee received: \$0. Decision or Public Hearing by: 11/27/2020. Extended to April 22, 2021.** Jake Rodderick was not present at this meeting and no evidence of advancement of this project has been noted. Tabled until next month's meeting.

NOV Notice of Violation, Aaron G Smith & Harry Ratasep, property at 216 and 220 Chaplin Road, Eastford, CT. NOV sent on October 5, 2020. Cease and Correct Letter sent on February 17, 2021. The need to modify the current Cease and Correct Order was discussed and found to need no modifications. Letter notifying the parties of the results of the Show Cause Hearing should include the necessity of the owners contacting the Commission before and work begins (R. Torcellini). The Cease and Correct Order is to be recorded on the

Land Records by the Town Clerk. **MOTION (Torcellini/Day) to uphold and submit Cease and Correct Order as written. APPROVED UNANIMOUSLY.**

New Business: None

Application Received Post Agenda Filing: None

Approval of Minutes: MOTION (Torcellini/Day) to approve the Minutes of the December 17, 2020 Regular Meeting. APPROVED UNANIMOUSLY.

Chairman's Report: Chair Tom DeJohn noted that tree clearing has begun on the western side of the Jung/Peppertree property.

Agent Report:

Jim Larkin, Wetland Agent, reported the following:

- George Jung has received a driveway permit and is now looking for a building permit for lots 9 & 10.
- First Selectman, Jaqueline Dubois, is waiting to hear from Fire Marshal regarding new Cistern Ordinance.
- Inspected Winkler project on Crystal Pond. House has been removed and hay bales are up.

Planning Commission Report: No Quorum for February Meeting

Correspondence: None

Other Business: Denis Day reported that the swale at the Transfer Station gets icy and that Public Works may be contacting the IWWC about work and permit to correct the issue.

Meeting adjourned at 8:05 pm.

Respectfully Submitted,

Susan Welshman, Recording Secretary

**COMMISSION HAS NOT YET READ
OR APPROVED THESE MINUTES**

TOWN OF EASTFORD
INLAND WETLANDS AND WATERCOURSES COMMISSION
MARCH 25, 2021– 7pm

Members Present: Tom DeJohn, Chair; Deb Lee, Vice-Chair; Rob Torcellini , Denis Day, Susan Welshman

Absent: Greg Roto

Also Present: Jim Larkin, Wetland Agent

REGULAR MEETING

Regular Meeting called to Order at 7:02 pm

Old Business:

- **File # 20-010 Jake Roderick, 221 Eastford Road, Eastford, CT. Removal of existing garage, backfilling, construction of new, larger garage. Application received: 9/24/2020. Fee received: \$0. Decision or Public Hearing by: 11/27/2020. Extended to April 22, 2021.** Jake Rodderick was not present at this meeting and no evidence of advancement of this project has been noted. Tabled until next month's meeting.

NOV Notice of Violation, Aaron G Smith & Harry Ratasep, property at 216 and 220 Chaplin Road, Eastford, CT. NOV sent on October 5, 2020. Cease and Correct Letter sent on February 17, 2021. Aaron Smith was present at meeting. Commission discussed and clarified Cease and Correct letter with Mr. Smith. Jim Larkin to arrange meeting with Mr. Smith to review application process.

New Business:

- **File # 21-001 Lindemann, 4 Spinnaker Lane, eastford. Install 12 x 20' storage shed. Application Received: 3/25/2021. Fee Received: \$160. Decision or Public Hearing by: 5/28/2021.** The Lindemann's were present to review application with the Commission. **MOTION (Torcellini/Day) to remand application to Agent. APPROVED UNANIMOUSLY.**

Application Received Post Agenda Filing:

- **File # 21-002 Brooklyn Development LLC, Westford/Ashford Roads. 2 lot subdivision. Application Received: 3/25/2021. Fee Received: \$260. Decision or Public**

Hearing by: 5/28/2021. The Commission reviewed the submitted site map. Jim Larkin reported that the new line does not effect the Commission's previous jurisdictional ruling for the property. Mr. Larkin noted that this new plan must go before the Planning Commission and that the IWWC may wish to table application until that time. **MOTION (Day/Torcellini) to table application # 21-002. APPROVED UNANIMOUSLY.**

Approval of Minutes: MOTION (Torcellini/Day) to approve the Minutes of the February 25, 2021 Show Cause Hearing and Regular Meeting. APPROVED UNANIMOUSLY.

Chairman's Report: None

Agent Report: None

Planning Commission Report: None

Correspondence: Attorney Fee submitted by Halloran and Sage.

Other Business: None

Meeting adjourned at 8:08 pm.

Respectfully Submitted,

Susan Welshman, Recording Secretary

**COMMISSION HAS NOT YET READ
OR APPROVED THESE MINUTES**

TOWN OF EASTFORD
INLAND WETLANDS AND WATERCOURSES COMMISSION
APRIL 22, 2021– 7pm

Members Present: Tom DeJohn, Chair; Deb Lee, Vice-Chair; Rob Torcellini , Denis Day, Susan Welshman

Absent: Greg Roto, Jim Larkin, Wetland Agent

Also Present:

REGULAR MEETING

Regular Meeting called to Order at 7:02 pm

Old Business:

- **File # 20-010 Jake Roderick, 221 Eastford Road, Eastford, CT. Removal of existing garage, backfilling, construction of new, larger garage. Application received: 9/24/2020. Fee received: \$0. Decision or Public Hearing by: 11/27/2020. Extended to April 22, 2021.** The Landuse office received an email from jake Roderick on Wednesday, April 21, 2021 informing the Commission J&D Engineering will be receiving information from Surveyor Paul Archer in order to begin addressing issues stated in Cease and Correct Order. Mr. Roderick states that a new application for correction permit will be forthcoming since the current application is timing out on April 22, 2021. **MOTION (Torcellini/Day) to deny application as incomplete with Regulations 7.3 – 7.5 missing from application. MOTION CARRIED UNANIMOUSLY.**
- **File # 21-002 Brooklyn Development LLC, Westford/Ashford Roads. 2 lot subdivision. Application Received: 3/25/2021. Fee Received: \$260. Decision or Public Hearing by: 5/28/2021.** Norm Thibault of Killingly Engineering appeared via ZOOM and stated that he spoke with Jim Larkin and both agreed that no action was needed as plan has already been approved. Jim Larkin to write a report to the Planning Commission if they receive a Subdivision application for this project.

New Business:

- **File # 21-003 Aaron G. Smith, 216 & 220 Chaplin Roads, Eastford, CT. Application Received: 4/22/2021. Fee received: \$280. Decision or Public Hearing by 6/25/2021.** Mr. Smith submitted a letter stating Power of Attorney into the file. Tom DeJohn stated that this letter did not lay out the parameters of Power of Attorneys responsibilities or Decision-Making powers. Mr. Smith will contact attorney to acquire the form originally filled out by attorney stating terms of Power of Attorney. The Commission reviewed submitted narrative by Mr. Smith. Further descriptions of site maintenance, limits of disturbance and off-season stabilization have been requested by the Commission. Application tabled until next month's meeting.

Application Received Post Agenda Filing:

- **File # 21-002 Brooklyn Development LLC, Westford/Ashford Roads. 2 lot subdivision. Application Received: 3/25/2021. Fee Received: \$260. Decision or Public Hearing by: 5/28/2021.** The Commission reviewed the submitted site map. Jim Larkin reported that the new line does not effect the Commission's previous jurisdictional ruling for the property. Mr. Larkin noted that this new plan must go before the Planning Commission and that the IWWC may wish to table application until that time. **MOTION (Day/Torcellini) to table application # 21-002. APPROVED UNANIMOUSLY.**

Approval of Minutes: MOTION (Torcellini/Day) to approve the Minutes of the February 25, 2021 Show Cause Hearing and Regular Meeting. APPROVED UNANIMOUSLY.

Chairman's Report: Tom DeJohn reported that he spoke with Lincoln Budd concerning the beaver dam at Church Road.

Agent Report: Jim Larkin submitted the following via Memo:

221 Eastford Road

A Cease and Desist Order was issued on February 10, 2020 with a show cause hearing held on February 13, 2020. Revised order was placed on the Land Records. Current application indicated that Mr. Roderick intends to leave the fill in place and stabilize the slope if approved. Current application has timed out with no additional information provided. In conversation with Mr. Roderick on April 4, 2021 Mr. Larkin explained that the number of extensions has been exhausted and that the Commission may seek further enforcement actions. He replied that he has spoken with Archer Surveying who assured him that the survey would be completed by next week, and that he is now working with J&D Engineering to assist him. An e-mail explaining this has been submitted. Jim Larkin is awaiting a call from the engineer.

216-220 Chaplin Road

Notice of Violation for regulated activity without a permit was issued on October 6, 2020 followed by a Cease and desist Order on February 17, 2021. Aaron Smith has applied for a permit for the work completed without a permit. The application requires a signature from both landowners as the activities occurred at both 216 and 220 Chaplin Road. The application was

signed by Attorney Alyson Aleman as POA for Mr. Ratasep. Mr. Smith is to provide a letter indicating that Atty. Aleman's Power of Attorney is valid, as well as any additional information needed for the Commission to decide on the application.

An email regarding the continued use of the track was received on April 4, 2021. The Cease and Correct Order does not speak to the riding of dirt bikes but rather activities within the regulated area. The Commission and its agent have jurisdiction over regulated activities related to the construction of the track and not the use. If the intent is to regulate the use, the Order may need to be reviewed and amended, if possible, with consultation with the Town's attorney.

66 Weeks Road

Tree removal was conducted on Map 39 Block 39 Lot 9/66 Weeks Road in preparation of development of a single-family home. The subdivision was approved in 2012 by both Wetlands and Planning. The owner is now looking to move the location of improvements, driveway, house and septic to the southern portion of the lot and not where originally approved. A new Wetlands application that included additional wetland flagging may be required as well as an amended subdivision. The contractor is aware and stated that no ground disturbance will occur until permits are acquired. Application material has been provided to the contractor.

114 Kozey Rd.

Owner requesting a Jurisdictional Ruling for construction of a garage. Site plan indicates Wetlands greater than 100 feet away based on previous as built survey of the site. Owner to provide original Wetlands mapping along with proposed site plan. Application submitted.

117 Ashford Road

Mr. Jung submitted an application for Subdivision to Wetlands at the March 25th meeting. The regulated activities shown and described in the plan are the same as reviewed by the Commission in a previous application. As the regulated activities have not changed, Jim Larkin believes that the Commission can submit a report to the Planning Commission stating that the application as submitted has already received a Ruling of No Jurisdiction, however, any changes to the plan that may be required for Subdivision approval require review by the Commission or its Agent, including the installation of any fire cistern or additional drainage improvements. On April 16, 2021 a Stop Work Order was issued by the Building Official for work being conducted on Units 10, 11 and 12. Currently, only a temporary driveway permit has been issued for Unit 9.

7 Church Road

Owner would like to demolish a barn and fill an inground swimming pool. Survey of adjacent property indicates wetlands along the property line. Site visit required to determine approximate 100 foot upland review area and possible agent approval if required.

Planning Commission Report: 8-24 Review

Correspondence: None

Other Business: None

Meeting adjourned at 8:10 pm.

Respectfully Submitted,

Susan Welshman, Recording Secretary

**COMMISSION HAS NOT YET READ
OR APPROVED THESE MINUTES**

TOWN OF EASTFORD
INLAND WETLANDS AND WATERCOURSES COMMISSION
MAY 27, 2021– 7pm

Members Present: Tom DeJohn, Chair; Deb Lee, Vice-Chair; Rob Torcellini , Denis Day, Susan Welshman

Absent: Greg Roto,

Also Present: Jim Larkin, Wetland Agent

REGULAR MEETING

Regular Meeting called to Order at 7:00 pm

Old Business:

- **Jake Roderick, 221 Eastford Road, Eastford, CT. Assessor's Map ID – 120/9/20. Violation of the Eastford Inland Wetlands and Watercourses Regulations, conducting activities including grading and deposition of materials within wetlands/watercourses and/or upland review area without a permit in violation of section 4.6 and 6.1. Cease and desist Order issued February 10, 2020.** Jim Larkin, Agent, reported speaking with Attorney Matt Willis to inform him that no progress has been made by Mr. Roderick in securing a permit for work performed or addressing the February 2020 Cease and Correct Order. Mr. Willis would like to know if the Commission wishes him to draft a letter to Mr. Roderick stating that the Commission will now be pursuing legal action. Mr. Willis reported that the courts are now hearing Landuse cases from 2019 due to COVID-19 back logs. The consensus of the Commission was that, yes, Mr. Willis is to draft a letter with said draft shared with the Chair before the June 2021 meeting of the I.W.W.C.
- **File # 21-003 Aaron G. Smith, 216 & 220 Chaplin Roads, Eastford, CT. Application Received: 4/22/2021. Fee received: \$280. Decision or Public Hearing by 6/25/2021.** Aaron Smith and Travis Delnicky were present at the meeting. Discussion of need to present plans in correct scale as well as the need to have wetlands flagged for the plans took place. Jim Larkin to provide list of soil scientists for Aaron to contact. Aaron Smith submitted a revised narrative into the file dated 5/27/2021. Tabled until next month's meeting.

New Business:

- **File # 21-004 Terry and Joni Light, 66 Weeks Road, Eastford, CT. Move proposed house and septic to the southwest corner of approved subdivision (2012). Application Received: May 27, 2021. Fee Received: \$160. Decision or Public Hearing by: 7/30/2021.** Applicants appeared before the Commission via Zoom. Presented revised (5/18/2021) plan for review. Discussion of Erosion and Sedimentation controls, addition of old notes to new plan and the designation of an on-site monitor for E&S Controls. **MOTION (Day/Torcellini) to remand application to Agent Jim Larkin. UNANIMOUSLY APPROVED.**
- **File # 21-005 Phillip Mazarella Jr., 265 Chaplin Road, Eastford, CT. Erect 40'x60'x14' steel building. Application Received: May 27, 2021. Fee Received: \$160. Decision or Public Hearing by: 7/30/2021.** Jim Larkin reported doing a site visit. The building is 60' from a watercourse. Crossing pre-exist with no planned work done on culverts or pipes. No drains or underground utilities ae planned at this time. Jim Larkin will discuss adding potential future trenching for utilities to the plan with the applicant. **MOTION (Torcellini/Day) to remand application to Agent Jim Larkin. APPROVED UNANIMOUSLY.**
- **File # 21-006 and File # 21-007 Harness the Sun, LLC, 139 Pifershire Road, Eastford, CT. Ground mount solar array (#21-006) and Conduit trench (#21-007). Applications Received: May 27, 2021. Fee Received: \$160. Decision or Public Hearing by 7/30/2021.** Location of solar array was discussed. North should be indicated on the site plan. No wetlands are present on the property. **MOTION (Torcellini/Day) to remand to Agent Jim Larkin. APPROVED UNANIMOUSLY.**

Application Received Post Agenda Filing: None.

Approval of Minutes: MOTION (Torcellini/Day) to approve the Minutes of the April 22, 2021 Regular Meeting with corrections. APPROVED UNANIMOUSLY.

Chairman's Report: None

Agent Report: Jim Larkin submitted the following via Memo:

- Agent Permit issued to 7 Church road
- Expecting an application for Kozey Road
- Site walk at 73 Old Colony Road for Kloter Farms shed.
- Site walk with the DEEP for storm water management plan at 41 Chaplin Road (palette company).

Planning Commission Report: 8-24 Review

Correspondence: None

Other Business: Tom DeJohn to send Greg Roto an email inquiring about IWWC Commission membership and how to resign if he no longer wishes to be a member. The Commission also discussed the use of ZOOM and hybrid meeting going forward. The general consensus was that hybrid meetings (in person/Zoom option) should continue for the foreseeable future.

Meeting adjourned at 9:20 pm.

Respectfully Submitted,

Susan Welshman, Recording Secretary

**COMMISSION HAS NOT YET READ
OR APPROVED THESE MINUTES**

TOWN OF EASTFORD
INLAND WETLANDS AND WATERCOURSES COMMISSION
June 24, 2021– 7pm

Members Present: Tom DeJohn, Chair; Deb Lee, Vice-Chair; Rob Torcellini , Denis Day, Susan Welshman

Absent:

Also Present: Jim Larkin, Wetland Agent

REGULAR MEETING

Regular Meeting called to Order at 7:00 pm

Old Business:

- **File # 21-003 Aaron G. Smith, 216 & 220 Chaplin Roads, Eastford, CT. Application Received: 4/22/2021. Fee received: \$280. Decision or Public Hearing by 6/25/2021.** An email requesting an application deadline extension was accepted and entered into the application file. Descriptive Power of Attorney was also entered into the file. Application extension to August 27, 2021.

New Business:

- **Discussion: Development of parking lot at 41 Chaplin Road, Industrial Pallet.** Jason Tanner, representing Industrial Pallet was present at the Meeting. Jim Larkin reported that both he and Mr. Tanner were present for a DEEP Water Division site walk. Industrial Pallet has obtained a demolition Permit from the Town and plans on installing a gravel parking area on the site. Jim Larkin asked the Commission if they felt that the new parking area and its drainage should be added to the current Storm Water Protection Plan. After discussion, it is the consensus of the I.W.W.C that no change to the Storm Water Protection Plan need occur.

Application Received Post Agenda Filing:

- **File # 21-007 Jake Roderick, 221 Eastford Road, Eastford, CT. Removal of rocks and fill. Application received: 6/24/2021. Fee received: \$160. Decision or Public Hearing by: 8/27/2021.** Jake Roderick was present at the meeting and confirmed that he had received a letter from the Attorney representing the I.W.W.C regarding the need to

close the existing Violation by July 30, 2021. Jim Larkin reported speaking to the surveyor and the contractor for the project. Survey to be submitted before the July meeting of the I.W.W.C. Mr. Roderick is to continue to work with Jim Larkin regarding notes and details for the forthcoming plan. Application tabled until next month's meeting.

Approval of Minutes: MOTION (Torcellini/Day) to approve the Minutes of the May 27, 2021 Regular Meeting. APPROVED UNANIMOUSLY.

Chairman's Report: None

Agent Report: Jim Larkin submitted Memo:

Planning Commission Report: No June Meeting.

Correspondence: None

Other Business: None

Meeting adjourned at 8:21 pm.

Respectfully Submitted,

Susan Welshman, Recording Secretary

**COMMISSION HAS NOT YET READ
OR APPROVED THESE MINUTES**

TOWN OF EASTFORD
INLAND WETLANDS AND WATERCOURSES COMMISSION
July 22, 2021– 7pm

Members Present: Tom DeJohn, Chair; Deb Lee, Vice-Chair; Rob Torcellini , Denis Day, Susan Welshman

Absent:

Also Present: Jim Larkin, Wetland Agent

REGULAR MEETING

Regular Meeting called to Order at 7:02 pm in person and via Zoom

Old Business:

- **File # 21-003 Aaron G. Smith, 216 & 220 Chaplin Roads, Eastford, CT. Application Received: 4/22/2021. Fee received: \$280. Decision or Public Hearing by 6/25/2021.** Aaron Smith was present at the meeting. He submitted into the file a report from Soil Scientist Joseph R. Theroux. The Commission reviewed the report. Tom DeJohn commented that the existing map in the current application does not accurately show to scale where the current dirt track and disturbances are in relation to any wetland delineation done. The current map also does not show the delineations from the report at all. Rob Torcellini commented that it was observed that this area of disturbance was significantly flooded during the storms of the weekend of July 17, 2021. Tom DeJohn commented that, given the fact there has been major disturbance within a flood plain, it is within the Commission's jurisdiction to request a recent survey map showing disturbed area, delineated wetlands and descriptions of all erosion and sedimentation control plans and its ongoing maintenance. The application has been tabled until next month's meeting.
- **File # 21-007 Jake Roderick, 221 Eastford Road, Eastford, CT. Removal of rocks and fill. Grading. Application Received: 6/24/2021. Fee received: \$160. Decision or Public Hearing by: 8/27/2021.** Jake Roderick was present at the meeting via Zoom. He had previously submitted an envelope in a drop box for the Commission containing a general Service Agreement dated 7/22/2021 from contractor Eli Spink for work proposed as well as an Existing Condition Survey dated 7/20/2021 by Archer Surveying LLC. The Commission reviewed both the service agreement and the survey. Tom DeJohn commented that while the survey shows the existing conditions to scale, further descriptions and clarification of the narrative will be necessary. Jake can work with the contractor and the survey to highlight areas he is further describing. Tom DeJohn noted that the letter that Jake Roderick received from Attorney stated a deadline of 7/30/2021

for remediation of the Violation. The Commission discussed the possibility of extending this deadline to match the application deadline of 8/27/2021. **MOTION (Lee/Torcellini) to extend the deadline stated in the Attorney letter of 7/30/2021 to the application deadline of 8/27/2021. APPROVED UNANIMOUSLY.** The application was tabled until next month's meeting.

New Business: None

Application Received Post Agenda Filing: None

Approval of Minutes: MOTION (Torcellini/Day) to approve the Minutes of the June 26, 2021 Regular Meeting. APPROVED UNANIMOUSLY.

Chairman's Report: None

Agent Report: Jim Larkin reported that he performed a site visit at the new construction at the intersection of Ashford/Westford Road (Peppertree). Contacted George Jung requesting various silt fence areas be repaired. Jim Larkin has spoken with the Department of Public Works regarding the new driveways washing out. He reports that a level spreader has now been installed and that sedimentation going into the limits of disturbance is very limited. No hydro seeding has been done yet. Jim Larkin gave Ben Schmidt (DPW) a full sheet of site plans to be able to better review driveway construction.

Planning Commission Report: No July Meeting.

Correspondence: None

Other Business: None

Meeting adjourned at 8:39 pm.

Respectfully Submitted,

Susan Welshman, Recording Secretary

**COMMISSION HAS NOT YET READ
OR APPROVED THESE MINUTES**

TOWN OF EASTFORD
INLAND WETLANDS AND WATERCOURSES COMMISSION
August 26, 2021– 7pm

Members Present: Tom DeJohn, Chair; Deb Lee, Vice-Chair; Rob Torcellini , Denis Day, Susan Welshman

Absent:

Also Present: Jim Larkin, Wetland Agent

REGULAR MEETING

Regular Meeting called to Order at 7:00 pm in person and via Zoom

Old Business:

- **File # 21-003 Aaron G. Smith, 216 & 220 Chaplin Roads, Eastford, CT. Application Received: 4/22/2021. Fee received: \$280. Decision or Public Hearing by 6/25/2021.** Aaron Smith was not present at the meeting. **MOTION (Torcellini/Day) to deny due to incomplete application including no requested accurate mapping and no detailed ongoing erosion control information. MOTION CARRIED UNANIMOUSLY.**
- **File # 21-007 Jake Roderick, 221 Eastford Road, Eastford, CT. Removal of rocks and fill. Grading. Application Received: 6/24/2021. Fee received: \$160. Decision or Public Hearing by: 8/27/2021.** Jake Roderick submitted updated plan of development into the file. The Commission reviewed the new plan and found it to be appropriate for the activity proposed. **MOTION (Day/Torcellini) to approve application. APPROVED UNANIMOUSLY.**

New Business:

- **File # 21-008 Woodstock Building Associates, LLC. 29 Camp Yankee Road, Eastford, CT. Request for Jurisdictional Ruling. Application received 8/26/2021. Decision or Public Hearing by 10/29/2021.** Doug Porter of WBA attended the meeting via Zoom. The Commission reviewed submitted site plans. No activity proposed within 100' of Wetlands. **MOTION (Torcellini/Day) Declaratory Ruling of No Jurisdiction. APPROVED UNANIMOUSLY.**
- **Review and Discussion of the Town of Bethlehem's Sub-surface Septic Disposal System Ordinance with Selectman Ashlyn Ellsworth.** Ashlyn Ellsworth attended the

meeting via Zoom. The Commission reviewed and discussed the ordinance after Ashlyn described the purpose of bring the Ordinance to the Commission. Rob Torcellini stated that he felt it presented as “a back door to zoning” and did not think it would work in Eastford. Tom DeJohn stated that he would prefer to see an ordinance regulating impervious surfaces to assist with regulating wetland issues. Ashlyn Ellsworth thanked the Commission for their input and stated that she would share their comments with First Selectman Jaqueline DuBois.

Application Received Post Agenda Filing: None

Approval of Minutes: MOTION (Torcellini/Day) to approve the Minutes of the July 22, 2021 Regular Meeting. APPROVED UNANIMOUSLY.

Chairman’s Report : None

Agent Report: Jim Larkin reported the following:

- **221 Eastford Road:** A Plan was submitted for review on 8/24 by Archer Surveying. Commented on additional information requested by the Commission to be added to the plan as well as additional notes to the development schedule. Decision needs to be made by 8/27. The Commission can also condition the permit for any additional concerns.
- **216-220 Chaplin Road:** Received a copy of original Power of Attorney from Ms. Aleman who has spoken with Harry Ratasep and there are no issues with the application. Report submitted by Joe Theroux, soil scientist, and wetland flagging completed. At last meeting, Commission requested mapping of the wetland flagging to be provided and additional information regarding how erosion controls would be applied on ongoing activity. Nothing received. Decision needs to be made as all extensions have been exhausted.
- **117 Ashford Road:** Site inspection of erosion controls on 8/17. Silt fence was erected incorrectly. Suggested wood chip berm and haybales be used especially in locations of concentrated surface flow. Driveways 9,10,11 and12 have been paved. Contacted Public Works regarding issues with drainage near Units 7 and 8. Water continues to leave the site through the culvert on Westford Road during heavy rain events. Explained that water should be entering the drainage pipe on site and deposited toward the west. Work remains on the grading to correct the drainage issues. Jim believes the Selectmen are waiting for the Town engineer consultant to review.
- **86 County Road:** Site visit 8/20. The owner would like to build a house and septic system. There is currently a mobile home on site with well and septic. Reviewed requirements for a wetland permit and setbacks per subdivision with the owner. Proposed location of the house is more than 150 feet from the pond to the east. Soiling testing for septic system has not yet been conducted. Requested that the owner contact agent once testing and septic location have been determined to further discuss needs for wetlands permit.

Planning Commission Report: The Planning commission reviewed the Town of Bethlehem's Ordinance with Ashlyn Ellsworth.

Correspondence: None

Other Business: None

Meeting adjourned at 8:17 pm.

Respectfully Submitted,

Susan Welshman, Recording Secretary

**COMMISSION HAS NOT YET READ
OR APPROVED THESE MINUTES**

TOWN OF EASTFORD
INLAND WETLANDS AND WATERCOURSES COMMISSION
September 23, 2021– 7pm

Members Present: Tom DeJohn, Chair; Deb Lee, Vice-Chair; Rob Torcellini , Denis Day, Susan Welshman

Absent:

Also Present: Jim Larkin, Wetland Agent

REGULAR MEETING

Regular Meeting called to Order at 7:04 pm in person and via Zoom

Old Business: None

New Business: None

Application Received Post Agenda Filing: None

Approval of Minutes: MOTION (Torcellini/Day) to approve the Minutes of the August 26, 2021 Regular Meeting. APPROVED UNANIMOUSLY.

Chairman's Report : None

Agent Report: Jim Larkin reported the following:

- **221 Eastford Road:** Permit was mistakenly mailed to a PO Box provided by applicant which no longer exists and was sent back as undeliverable. Permit resent to 221 Eastford Road.
- **216-220 Chaplin Road:** Contact Aaron Smith and met with him on 9/7. Viewed the flagging done by soil scientist. The site is still vegetated and was recommended to remain so as to provide some stabilization.
- **117 Ashford Road:** Units 9,10,11,12 driveways approved by Selectmen's Office.
- **20 Sumner Hill Road:** Sign Off for 20x30 addition to existing home; in-law apartment with no separate septic. Suggested erosion control measures prior to disturbance.
- **52 Kennerson Reservoir Road:** Sign Off for barn being built on rear lot.

Planning Commission Report: Rob Torcellini reported that an application for a lot on Kennerson Reservoir Road is before the Commission to be changed from unbuildable to buildable.

Correspondence: None

Other Business: None

Meeting adjourned at 7:38 pm.

Respectfully Submitted,

Susan Welshman, Recording Secretary

**COMMISSION HAS NOT YET READ
OR APPROVED THESE MINUTES**

TOWN OF EASTFORD
INLAND WETLANDS AND WATERCOURSES COMMISSION
DECEMBER 16, 2021– 7pm

SPECIAL MEETING

Members Present: Tom DeJohn, Chair; Deb Lee, Vice-Chair; Rob Torcellini , Denis Day, Susan Welshman

Absent:

Also Present: Jim Larkin, Wetland Agent

Regular Meeting called to Order at 7:02 pm in person and via Zoom

Old Business: None

New Business:

- **File # 21-009 Frank Binda, Old colony Road, Map 37, Block 20, Lot 1A, Eastford, CT. Construct single family home with garage, drilled well, septic in upland review area. Application received: 12/16/2021. Fee received: \$160. Decision or Public hearing by: 2/18/2022.** Norm Thibeault of Killingly Engineering was present via Zoom to represent and present application to the Commission. The Commission reviewed and discussed site plans. Application tabled until next month's meeting

Application Received Post Agenda Filing:

- **File # 21-010 Brooklyn Development CT, LLC, North side of Westford Road, Map 53, Block 7, Lot 8, Eastford, CT. Proposed 30-unit single family development. Application received: 12/16/2021. Fee Received: \$60. Decision or Public Hearing by: 2/18/2022.** Norm Thibeault of Killingly Engineering was present via Zoom was present via Zoom to represent and present application to the Commission. A letter from the applicant's attorney, Dorian R. Famiglietti of Kahan, Kerensky Capossela, LLP, requesting a Jurisdictional Ruling was entered into the file. The Commission reviewed and discussed site plans with Norm Thibeault. The consensus of the Commission upon initial review of the site plans was that more detail is needed within the plan and notes regarding Erosion and Sedimentation Control and protections for each of the proposed phases of construction. Norm Thibeault stated that he will separate out and clarify the different phases. The Commission will further review the site plans and send Jim Larkin, Agent, questions and concerns ahead of next month's meeting. Application tabled until next month's meeting.

Approval of Minutes: MOTION (Lee/Day) to approve the Minutes of the September 23, 2021 Regular Meeting. APPROVED UNANIMOUSLY.

Chairman's Report : None

Agent Report: Jim Larkin reported the following:

- 221 Eastford Road: Visited the site with the contractor on 11/10/2021. All material has been removed from the steep slope at the end of the driveway and graded along the north side. Larger rocks were removed and placed along the edge of the material which essentially dispersed north of the garage and graded down. Woodchips have been placed along the disturbed areas. The steep slope at the end of the driveway is back to it's original grade. No material was removed but, rather, pulled away from the wetlands and graded to match the existing contours. Mr. Larkin believes that there will be no issues or negative impact to the wetlands. New silt fence was installed and will remain.
- 216-220 Chaplin Road: Last contact from 10/31/2021 was that Mr. Smith was ¾ done but that the weather had been holding him up. The property is currently scheduled for tax sale in January.
- 136A Crystal Pond Road: Site visit on 10/29/2021 for construction of cabin on 12, 10" diameter sonotube footings for the proposed 16'x24' cabin and 8' wide deck which would require 4 additional sonotubes. The soil should be shoveled and moved during construction and hay bales and/or silt fence to be in place before the start of any work, or as required based on review. The excavation of the material for the 10" sonotubes outside of the 100' upland review area of crystal Pond, the topography is gradual and there are no wetlands indicated on any maps or evident from site visit. Recommend that erosion controls (haybales or fencing) be placed between the pond and the construction activities if left unfinished overnight. **Sign Off.**
- 196 Eastford Road: Reached out to Chris Whitehouse regarding the wetlands permit issued in 2016 to discuss progress and schedule a site visit.

Planning Commission Report: No new applications

Correspondence: None

Other Business: None

Meeting adjourned at 8:08 pm.

Respectfully Submitted,

Susan Welshman, Recording Secretary

