

**INLAND WETLANDS & WATERCOURSES COMMISSION
REGULAR MEETING – JUNE 23, 2015
WOLCOTT TOWN HALL, COUNCIL CHAMBERS
MINUTES 6:00 P.M. PAGE 1 of 5**

Note: These are summary minutes. A tape recording of this meeting is on file in the Inland Wetlands and Watercourses Office, Wolcott Town Hall.

Chairman Garrigus called the meeting to order at 6:00 p.m., with the Pledge of Allegiance and attendance was taken.

Members Present: Mark Garrigus, Brian Lanese, Ed Myers

Members Absent: Richard Tucker, Chris O'Brien and Bill Harpin

Alternates Present: Jared Kosky

Alternates Absent: Ryan Bessette

Also Present: Steve Giudice and Mr. Lavigne

Approval of Minutes:

- Organizational meeting on February 24, 2014

Upon **MOTION** by Ed Myers, seconded by Brian Lanese, it was unanimously voted to **approve** the minutes of the February 24, 2014 Organizational Meeting.

- Regular Meeting May 27, 2014

Upon **MOTION** by Ed Myers, seconded by Brian Lanese, it was unanimously voted to **approve** the minutes of the May 27, 2014 regular Meeting

- Special Meeting on December 18, 2014

Upon **MOTION** by Ed Myers, seconded by Brian Lanese, It was unanimously voted to **approve** the December 18, 2014 Special Meeting

CORRESPONDENCE

There were none.

CHAIRMAN'S REPORT

Chairman Garrigus stated that they had 30 signoffs since last month.

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SUB-COMMITTEE REPORTS

There were none.

PUBLIC REQUESTS

There were none.

OLD BUSINESS

There were none.

New Business

- **Permit Application #15-004-Keith Lavigne Lot #67 Wolcott Rd, Wolcott, CT proposing to construct a new home 2,400 square ft. Also, construct a 180 linear foot retaining wall along the shoreline to the west/southwest.**

Mr. Giudice came forward and stated that he is from the office of Harry Cole and Sons, of 876 S. Main Street, Plantsville, CT 06479, to request approval to construct a new home located on 1733 Wolcott road. He stated that the property is approximately 32,000 square ft. which is located on Cedar Lake. The property is currently vacant and it is a R30 residential zone. They have approximately 325 feet of shoreline along Cedar Lake.

He explained to the commission that this lot was approved in 2004 by Inland Wetlands and he has a copy of Permit #04-003 which expired in 2009 and there was no extension. He added that he will submit copies of the approved permit and maps for our files. He noted that the house that was approved before is not the house that they are proposing. He added that they made some changes and they had to modify the septic system due to changes in the Health Codes. During the process with Chesprocott they did perks tests that were not suitable for their septic system, so they went back and forth with Chesprocott and they received their approval for their system. He added that he believes they submitted a copy for the record and if they didn't they will submit one for the record.

He stated that Mr. Lavigne would like to build a 3 bedroom house. Also, stated that they will construct the seawall along the edge of Cedar Lake from the northely point during draw down. He noted that they were trying to keep the structure out of the 50 foot review area but they are 46 feet.

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Chairman Garrigus pointed out that their review area is 100 ft. not 50 ft. At which time, Mr. Giudice stated that he apologies and it is an error on his part and he should have picked that up during the process.

Chairman Garrigus referenced the detail of the retaining wall there. They are actually taking out the shoreline that's there because he sees it into the lake, at which time, Mr. Giudice replied that the wall would match the edge of the shoreline and they wouldn't go into the lake any further then the edge of what is currently there. He added that the wall is a seawall and his intent is to replace the shoreline with the wall.

Chairman Garrigus said they are eliminating the shoreline, at which time Mr. Giudice agreed.

Chairman Garrigus said as far as surface drainage they have a curtain drain coming out, at which time Mr. Giudice said they do have a foundation drain along the portion of foundation but not within 50 feet of the septic system, so they did the areas outside of that. Also, he said he could clarify that on the plan.

Chairman Garrigus said most of their topo changes are in regards to either entering into the driveway or for their septic system, at which time, Mr. Giudice said that is correct.

Chairman Garrigus questioned if there is a plan of any topo changes to the water.

Mr. Giudice pointed out that there is a knob on the plan. He indicated that their intent is to have a walk out basement on this house. He added that there is an old foundation there and there is a grade that wraps around that foundation so part of that grade would come out in that area and it would be flatten. The basement floor of the walk out is an approximately a foot and half to two feet above the grade which is 194 contour and the basement is at 95.17 and there would be a change in the grade in that area.

Chairman Garrigus said as far as going back out towards the lake there is no grade changes in that area, so are they basically clearing, at which time, Mr. Giudice said there is a knoll in that area and that knoll will come down and it would be level.

Chairman Garrigus pointed out what needs to be clarified anything less than 96 contours is not shown on the drawing which they are saying, at which time Mr. Giudice said there should be some spot grades on the drawing.

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Mr. Lavigne pointed out when he purchased the property in October of last year it was all cleared.

Chairman Garrigus questioned the future water dispenser structure what is that.

Mr. Giudice noted that is the new health code. He indicated that they are required to identify an area on all new construction and show an area where it could be placed in the future. He noted that they wanted them to identify where the grey water system could be installed. He noted that there are no requirements for grey water system at this point but they cannot obtain a lot approval unless they show an area for grey water system. He added that they typically have issues with the water softeners. So at this time the plan does not show the grey water emptying into the system.

Chairman Garrigus pointed out that they don't have requirements for this, at which time Mr. Giudice said they have to be 75 feet from the well. Chairman Garrigus said he would like some clarification on this, at which time, Mr. Giudice said he will verify that with the Health Department.

Chairman Garrigus also questioned if their reserve area is within 50 feet of the wetlands to the north side of the property.

Mr. Giudice noted that the old plan identified a small area of possible wetlands on the adjacent lot. He noted that they are not much closer than what was originally proposed. He stated that he cannot tell if they are exactly 50 feet or not which he will clarify. He noted that he will take the location and place his map onto their map and then they will place a dimension on the print at which time, Chairman Garrigus replied ok.

Chairman Garrigus noted that they would like the following identified on the plan:

- 1) Clearing limits
- 2) Topos
- 3) Elevations of retaining wall
- 4) Wetlands to north
- 5) Grey Water system
- 6) Possible drainage at curb cut

Mr. Lavigne inquired when their next meeting is, at which time Chairman Garrigus replied July 28th. He stated that by State Statutes they have 30 to 31 days to make a decision.

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Mr. Lavigne inquired if they could call a special meeting, at which time Mr. Garrigus said they have to wait the 30 days.

Upon **MOTION** by Ed Myers, seconded by Brian Lanese, it was unanimously voted to **Accept for Review Permit** Application #15-004- Keith Lavigne, Lot #67 Wolcott Road, Wolcott, CT, proposing to construct a new home 2,400 sq. ft. Also construct a 180 linear foot retaining wall along the shoreline to the west/southwest.

Chairman Garrigus informed the commission that he and Mr. Tucker have been working on the Scovill Walking trail. He also showed the commission members pictures of the progress that they have done.

EXECUTIVE SESSION

There was none.

ADJOURNMENT

Upon **MOTION** by Ed Myers, seconded by Brain Lanese, it was unanimously voted to adjourn at 6:35 p.m.

APPROVED:

Mark Garrigus– Chairman
INLAND WETLANDS COMMISSION

Dolores Distiso
COMMISSION SECRETARY