

**CHAPLIN**  
**INLAND WETLANDS & WATERCOURSES COMMISSION**  
**Meeting Minutes**

**Regularly scheduled monthly meeting**

Wednesday, May 23<sup>rd</sup>, 2018 @ 7:00 p.m.

Chaplin Town Hall, 495 Phoenixville Rd. Chaplin, CT.

Present: Chairman S. Matthies, V. Walton, P. Kegler, M. Jenkins  
Staff: J. Theroux;

**S. Matthies called the meeting to order at 7:00 P.M.**

Alternates seated: **V. Walton for P. Deveny**

Review and acceptance of the minutes from Wednesday April 25, 2018 regularly scheduled meeting.

**Motion to accept minutes as presented by P. Kegler, second by M. Jenkins**

**Motion passed.**

Audience of Citizens: **None**

Additions to agenda: **None**

Old Business: **Application IW-01-18: Mr. Bob Mott, Marcy Rd. Construction of single family residence in upland review area.**

**V. Walton indicated concern about residence being built in the floodplain to the Natchaug River, additional concerns included: if area floods what about the septic system polluting the river, due to floodplain there should be a public hearing so public can have input, future changes in weather patterns might cause site to flood, and clearing of vegetated buffer along river might cause impacts.**

**B. Mott asked if he could address the Commission to answer questions, he indicated that the areas along the river are armored with large boulders to prevent flood waters from eroding the banks, he described past flood events that did not overtop the site, he explained that the position of the driveway would help protect the septic system, and that the plan indicates that all the structures on the property are proposed to be constructed 2 feet in elevation above the flood zone elevation.**

**Chairman Matthies explained that if a public hearing was to be held, the Commission needed to propose it upon receipt of the application and have a determination that the proposed activity would constitute a significant impact to the River. He indicated that he felt a public hearing was not needed.**

**B. Mott explained that the 2010 flood event did not affect the property as evidenced by the current site conditions.**

**V. Walton asked if there could be language in the approval on maintaining a riparian corridor or vegetated buffer zone along the river to protect it.**

**Chairman Matthies read the letter from the Town of Windham Water Works on the proposed residence. The comments section expressed concerns over the proposed construction of the residence within the flood zone and they “strongly feel that the site could be adversely affected during high water/flood conditions, which in turn could have a negative impact to our water source. We would recommend serious consideration of the 500 foot flood zone be looked into for this project and review by the appropriate Boards and Commissions.”**

**There was some discussion on what the 500 foot flood zone was, with some confusion to what this meant.**

**Chairman Matthies stated that the project meets the requirements that FEMA requires for construction in flood zones, that the proposed elevations are 2 feet above the flood zone elevation, that a compensatory flood storage area was proposed on the plan, and that overall, the plan meets or exceeds the FEMA criteria.**

**Agent Theroux briefly addressed concerns over leaving an undisturbed vegetated buffer to prevent impacts to the river and water quality from lawn fertilizers and/or erosion and that this could be proposed as a condition of approval.**

**Motion by P. Kegler to approve application IW-01-18 with the condition that a 50 foot wide undisturbed vegetated buffer be maintained from the high water mark of the River for the purposes of preventing potential impacts from lawn fertilizers, and other pollutants, and to prevent riverbank erosion.**

**Chairman Matthies, P. Kegler and M. Jenkins voted in favor, V. Walton voted against.**

**Motion passed.**

**It was the consensus of the Commission that a note be added to the approved plan indicating the requirement of the 50 foot wide undisturbed vegetated buffer to the River so future owners would be aware that this area needs to be maintained. Agent Theroux will draft the wording and include it in the approval letter.**

**New Business: None**

**Correspondence: The Habitat was handed out**

**Administrative Report:**

**North Bear Hill Bridge:**

**Both Agent Theroux and Chairman Matthies have been inspecting the site, construction continues. Agent Theroux contacted the project engineer and pointed out deficiencies with the E&S measures, and they were corrected. Chairman Matthies also indicated deficiencies in the E&S measures that will be inspected by Agent Theroux.**

**Darling Pond Walking Path:**

Agent Theroux explained that during a prior storm event, the walking path behind Darling Pond washed out due to the beavers plugging up the culvert. The 1<sup>st</sup> Selectman asked if the area could be repaired immediately and Agent Theroux approved the activity.

Commission Discussion: **None**

Adjournment:

**Motion by M. Jenkins to adjourn,  
Second by P. Kegler  
Motion passed**

Meeting adjourned at 7:46 PM.

Respectfully submitted,

Joseph R. Theroux  
Acting Recording Secretary