

**CHAPLIN**  
**INLAND WETLANDS & WATERCOURSES COMMISSION**  
**Meeting Minutes \*\*AMENDED\*\***  
**Regularly scheduled monthly meeting**  
Wednesday, October 23, 2019 @ 7:00 p.m.  
Chaplin Town Hall, 495 Phoenixville Rd. Chaplin, CT.

Present: Chairman S. Matthies, D. Cates, M. Jenkins, P. Kegler, S. Rusch, V. Walton  
Absent: P. Deveny

Staff: J. Theroux

**S. Matthies called the meeting to order at 7:05 P.M.**

Alternates seated: D. Cates for P. Deveny

Review and approval of the minutes from Wednesday, September 25th, 2019 regularly scheduled meeting:

**Motion by S. Rusch to approve minutes as amended, Second by D. Cates. All in favor. Motion passed.**

Audience of Citizens: None

Additions to agenda: Application for 64-66 Willimantic Road, Bestway Food & Fuel.

**Motion by P. Kegler to add the application for 64-66 Willimantic Road, Bestway Food & Fuel to the agenda. Second by D. Cates. Motion carries.**

Old Business: None

New Business: Quiet Corner Hops Farm, South Bedlam Rd. Wetland remediation.

Agent Theroux received a complete application for remediation for wetland crossing which was done without a permit. Mr. Ireland and soil scientist Wes Wentworth are here tonight to present their findings. W. Wentworth stated he met with Agent Theroux and looked at the site. There were two crossings done without permission by a stone harvester. Contractor was told to stop the work but instead went in and fixed the area his own way. The remediation work is not done how we would recommend, but it is stable. Grass has grown in both sides, crushed stone and rip rap stone was placed within the channels to allow the intermittent watercourse to flow through. An upstream inspection was also done to see what kind of watershed was there and only 2 - 15" pipes under South Bedlam road to feed this, which is minimal watershed. When you analyze that flow, is it reasonable. W. Wentworth provided a short report and field sketch of area mapping for the full application. S. Matthies asked how they would recommend work to be done, W. Wentworth stated if you are putting in a temporary crossing then pull the fill back out. S. Matthies asked if the path up to this crossing and beyond if there are any wheel tracks leading water down and W. Wentworth stated no. W. Wentworth went back on Monday after heavy

rains and it held up perfectly. S. Matthies agreed that since the site has stabilized and gone through heavy rains without undue sedimentation or erosion, leave well enough alone.

S. Matthies asked if a fee was discussed. Agent Theroux said the fee was submitted. Mr. Ireland questioned the fee and why it is labeled as commercial and not agriculture. The Commission agreed on the fee of \$860. Agent Theroux explained \$300 fee for commercial use which is doubled due to doing work with no permit and that according to Schedule A in the regulations work done in wetlands is \$200, and then there is a State fee of \$60. It is deemed commercial use due to the fact the removal of stone was not done in the area where the crops are going, instead the contractor crossed the stream outside the area deemed as a permitted use of right.

**Motion by D. Cates that work is commercial use from fee schedule. S. Rusch seconded the motion. Motion carries.**

**Motion by P. Kegler to approve application Quiet Corner Hops Farm, South Bedlam Rd. Wetland remediation. M. Jenkins seconded the motion. All in favor. Motion carries.**

Application for 64-66 Willimantic Road, Bestway Food & Fuel.

S. Matthies stated that due to the major activity with this application the Commission should think about it going to public hearing as a significant impact activity.

Frank Magnotta, consulting engineer representing Bestway Food & Fuel, reviewed the plans for a retail store with a gas station on parcel of 2.96 acres. This property was in front of the commission about 10 years ago for a horticulture operation, same information from soil sampling – was approved by wetlands and zoning but it never went through. It has residential structures on both sides and wetlands in the back of the property. Culverts under each driveway on both sides. Part of plan is to remove all vegetation, structures and utilities in proposed area. The row of trees will not be disturbed due to zoning buffer. F. Magnotta reviewed proposed layout – showed pump islands, retail building and drive through and the pumping stations. The 50’ setback buffer area is all around which they will hold a line on each side. There will be 31 parking spaces. Landscape drawing was reviewed – 17’ strip with evergreens buffer on both sides of property. There will be two detention basins with some grading on one side near plantings to direct water. Existing storm water and watersheds has three outlets where water leaves property which was reviewed on map. The Commission discussed the swales and most of the water does not discharge into the wetland. Existing conditions and contours funnel water in two locations and the stormwater drainage system mirrors that same situation. The only outlet of the basins is emergency overflow, designed not to have open surface discharges. Only during a 100-year event would this overflow discharge; the entire site is based on 100-year storm which you are looking at about 8” of rain in 24-hour period. F. Magnotta stated that they are dry bottom basins. The storm water analysis was submitted, and Agent Theroux said Planning & Zoning will review. F. Magnotta explained the basins, size, volume, and roof water diverted to basin location in back of the property. S. Matthies asked where the snow would be plowed. F.

Magnotta stated snow can get pushed in the grassy area, not in the basins. Also discussed was roof water drains on covered pump islands.

S. Matthies recommended this application have a site walk. The Commission and F. Magnotta agreed to 11/9/19 at 9am.

S. Matthies also discussed if this should be considered for public hearing for significant impact activity. Regulation 2.31 F was read but the basins in the plans seem to protect the wetlands so likely pollution is in fact unlikely and the potential is there only after a 100-year storm. For a public hearing the Commission would have to use 2.31 A-G definitions for significant impact activity. Agent Theroux was concerned with issues during construction, the silt fence is 1' from construction of basin and 2-4' elevation changes are his concerns. According to F. Magnotta there is no stormwater running from fuel area out towards Route 6 as shown on surveyor map provided point block for DOT manhole in shoulder of pavement. There is a flattop catch basin and no stormwater from site will enter basin.

F. Magnotta asked if they can have public hearing without significant activity label. Maybe they can do something stronger than just a silt fence. Fill was discussed – some from the site, some will be brought in. Discussed breaks of fencing with 2 layers and how it is installed. Agent Theroux stated things can be done to avoid issues by contractors, upgrading with super silt fence, staked hay bales, inspection schedule with project engineer, contractor and IWWC agent, also erosion and sediment inspections. They are not proposing to fill wetlands, but during construction it can have a significant impact.

Agent Theroux stated the design is adequate and storm water discharge not a significant impact. F. Magnotta discussed phasing schedule, he can modify this to concentrate on detention basin construction first, so it is stabilized before heavy work comes in. He will get information to the Commission at the next meeting giving them more time to review plans. The Commission agreed.

**Motion by P. Kegler accept application for 64-66 Willimantic Road, Bestway Food & Fuel, M. Jenkins seconded the motion. All in favor. Motion passed.**

Correspondence: The Habitat Newsletter was handed out.

Administrative Report: Agent Theroux updated the Commission on the Tutko pond construction project, everything is going well. Only concern from owner is he will not get enough water to fill the pond.

Commission Discussion: Marcy Road property has been cleaned up a little, but still a lot of vehicles there and zoning is addressing. Currently no threat to wetlands, mostly zoning issue.

Adjournment:

**Motion by P. Kegler to adjourn, 8:24pm.**

**Second by S. Rusch**

**Motion passed.**

Meeting adjourned at 8:24pm.

Respectfully submitted,

Suzanne Gluck

Recording Secretary