

**MIDDLEFIELD INLAND WETLANDS
 and
 WATERCOURSES AGENCY
 405 Main Street
 Middlefield, Connecticut 06455**

Minutes of the January 17, 2018 Regular Meeting

Rebecca Adams, Chairman, called the meeting to order at 7:00 pm.

Attendance:

Members		Alternates	
X	Adams, Rebecca		
X	Angiletta, Irene		
X	Brown, James		
X	Li, Linda		
X	Manning, John	Others	
X	Poturnicki, Rob	X	Bernotas, Randy
X	Veeley, Robert		

A=Absent
 X=Present

Amendments to the Agenda

Rebecca Adams proposed adding the permit application for 55 Lake Road as item 6.5.

Rob Poturnicki made a motion, seconded by Jim Brown, to amend the agenda, as proposed. Motion carried unanimously.

Public Comment

None.

Eugene Gargiulo, Removal of trees and Clearing of Property, 159 Baileyville Road

Rebecca Adams explained that Mr. Gargiulo withdrew his application and Randy Bernotas explained that the Town is negotiating with Mr. Gargiulo to extend the drainage pipe on the property. Mr. Gargiulo has engaged an attorney and a new application should be coming.

Brian and Laurie Werling, Lakefront Wall Repair/Replace, 14 Rosemary Lane

Rebecca Adams explained that the applicants have supplied all of the information that they were asked to provide. Details about the materials that will be used and a written summary were provided as well as an overview of the property. Randy Bernotas has reviewed all of the information.

Jim Brown asked if the wall was going to be extended over to meet the neighbor's and Rebecca Adams explained that the neighbor's wall is not in the same state of disrepair, but Mr. Werling is having ongoing discussions with the neighbor. Linda Li asked about the slope and Mr. Bernotas explained that there is very little slope. Everyone agreed that the applicant did a great job making the file complete.

Rebecca Adams felt that this project does not constitute a significant activity and other members agreed.

Rob Poturnicki made a motion, seconded by John Manning, to approve Brian and Laurie Werling's application to repair a lakefront wall at 14 Rosemary Lane. Motion carried unanimously.

Middlefield Park and Rec, to Place Gravel in the Parking Area at the Town Skating Rink, 161 Strickland Road

Rebecca Adams explained that Brian Curtis and Randy Bernotas visited the area and did a thorough review. Brian Curtis sent a letter with photos and his recommendations that was distributed for the members to review. They did find that the area had quite a few ruts and holes from people driving on it before it was frozen. Mr. Curtis recommended that the parking be located directly off the entrance.

Jim Brown asked if something will be put at the end of the lot to keep people from driving wherever they want to and Randy Bernotas explained that there would be. He also explained that the original approval stated that parking would be allowed when the ground was frozen which is basically impossible to enforce. Hannah Malcolm explained that cars get stuck in the area even when the ground is frozen.

Mr. Curtis stated that he felt gravel is a better option than what currently exists. Mr. Bernotas also mentioned that Mr. Curtis stated that the swale on the west side of Strickland Road, which feeds down to the Ellen Doyle Brook, could be cleaned up when this parking area is installed. Irene Angiletta asked why no parking area had been included in the original permit and Rebecca Adams explained that there had been no request for one.

Randy Bernotas also noted that the logistics have not yet been worked out on the project. He also commented that Hannah Malcolm is a very good leader for Park and Rec and the skating rink is a bit of a showpiece for the Town. There was some discussion regarding signage.

Linda Li asked if Hannah Malcolm felt that 14 parking spaces were adequate and Ms. Malcolm explained that it is usually two to five cars at a time. Ms. Malcolm also explained where the barriers would be placed to keep people from parking in other areas. Linda Li also mentioned the possibility of people coming from all around to skate at the pond and referred to the issue that had had happened at Wadsworth Falls. Ms. Li thought that having a parking lot may encourage more people to come.

Rob Poturnicki made a motion, seconded by John Manning, to approve Middlefield Park & Rec's application to create a gravel driveway/parking area on 161 Strickland Road. Motion carried unanimously.

Gary Kowalski, Application to Construct a Single-Family Residence at 55 Lake Road

Mark Lovley, president of Lovley Development, 710 Main Street, Suite 11 in Plantsville, was present on behalf of the applicant. The lot is presently serviced by city sewer in the front of the property and there is an existing well. The owners purchased the property in July, 2017 with the plan of demolishing the existing home and constructing a new one. Demolition has already begun.

Mr. Lovley reviewed drawings with the Commission and explained that the new house will actually be about five feet farther back from the Lake and also a bit farther from the right property line as well. The house will be a two-story home, with the roof about 30 feet tall which is within the 35-foot regulations. The house will be constructed on a crawl space with no basement. It will be approximately 750 to 800 square feet larger than the original footprint.

Rebecca Adams explained that she felt it was a significant activity because there will be a change in infiltration and impervious surface, with a different pitch to the roof. Jim Brown commented that the new garage looks to be about 60 percent larger than the existing one and the house looks to be about 20 percent bigger. Irene Angiletta asked if this had gone before Planning and Zoning yet, but Rebecca Adams explained that it has to come before Wetlands first. Jim Brown also commented that he doesn't see where the house is being moved back from the lake. Mr. Lovley stated that it is a 10-foot difference.

Ms. Adams also mentioned that she could have Amy Poturnicki speak with the property owners about the Lake Smart program. Ms. Adams hoped to have the public hearing scheduled for the next meeting on February 21, 2018. Randy Bernotas will speak to the property owners to schedule a site walk before the public hearing.

Linda Li made a motion, seconded by Rebecca Adams, to declare Gary Kowalski's 55 Lake Road property a significant activity; therefore a public hearing is needed. Motion carried unanimously.

Enforcement Officer's Report

Randy Bernotas reported that all of the material from the fire at Kickapoo Road has been removed, but the cars are still there. He asked if the members wanted to do anything with E&S controls around the foundation hole. There is also a capped well on the property. Rebecca Adams felt that that should be left to Mr. Bernotas' discretion.

Randy Bernotas will also go visit 204 Baileyville Road to see how the rain guards came out.

Rebecca Adams complimented the Public Works Department for how the snow has been handled in the run-off areas at the Lake. Jim Brown also commented on how great Long Hill Road is. Randy Bernotas also commented that the build-up of ice around town has also been taken care of.

Enforcement Matters

Rebecca Adams reviewed that she continues to work with the attorneys on the enforcement matter at the Carusone property. No response has been received and it will move forward to the next stage and a summons will be issued. An enforcement hearing will be scheduled.

Approval of Minutes

Jim Brown made a motion, seconded by Rob Poturnicki, to approve the minutes of December 20, 2017, as presented. Motion carried unanimously.

Matters or Business Raised at Previous Meetings or on Previous Agendas

Irene Angiletta asked how Luis Fernandez is doing with his roof and Mr. Bernotas explained that he gave him permission to install the roof as long as it was engineered correctly. He is now before P&Z.

Ms. Angiletta also asked about 85 Laurel Brook Road and Mr. Bernotas explained that he hasn't been there, but it did have a lot of growth the last time he looked. Rebecca Adams also suggested that they ask the property owners to come back and report everything that has been done in the Spring. Randy Bernotas will ask Jim Sipperly for a key to the gate so that he can monitor all of the properties from that side. He will also follow up with IDS.

Members' Suggestions for Matters for Addition to the Current Agenda or for Discussion and Inclusion on Future Agendas

Randy Bernotas asked how the Commission feels about motor vehicles on the lake when it's frozen. Rob Poturnicki did not feel it was illegal if the motor vehicles are registered. Other members did not have any problem with it. Irene Angiletta did have a problem with it because vehicles can fall through. Rebecca Adams will check to see if the Commission has any jurisdiction over it.

Adjournment

Rob Poturnicki made a motion, seconded by Jim Brown, to adjourn the meeting. Motion was carried unanimously. The meeting was adjourned at 7:55 pm.

Respectfully submitted,

Debi Waz

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