

**CHAPLIN**  
**INLAND WETLANDS, WATERCOURSES AND CONSERVATION COMMISSION**  
**Meeting Minutes**  
**Regularly Scheduled Monthly Meeting**  
October 27, 2021 @ 7:00 P.M.  
Chaplin Town Hall

Present: P. Kegler; D. Cates; D. Field; V. Walton  
Absent: Chairman S. Matthies; P. Deveny; M. Jenkins  
Staff: J. Theroux  
Others: S. Krodel, Recording Clerk

P. Kegler called the meeting to order at 7:00 P.M.

Alternates seated: D. Field for P. Deveny and V. Walton for M. Jenkins

Review and approval of the minutes from Wednesday, September 22, 2021, regularly scheduled meeting:

**Motion by D. Field to approve regular meeting minutes for September 22, 2021**

**Second by D. Cates. All in favor.**

**Motion passed.**

Audience of Citizens: None

Additions to the Agenda: None

Old Business: Jamie Long 161 England Rd. Notice of violation. Construction of garage without permit.

Jamie Long reported to the commission that soil scientist, Rick Zulick, will flag the wetlands. P. Kegler asked if he was going to submit a report to the commission his thoughts on the wetlands and J. Long stated he is only doing with was requested. J. Theroux stated that he is not concerned with getting a wetlands function value report, only what the impact is on the wetlands. J. Long submitted an application, no site plan yet, but the commission can accept the application and look at everything next meeting. J. Long is waiting on the plan via email and will drop off to J. Theroux once received. He asked if he had to pay another fee for this application and J. Theroux stated yes, the last application was denied therefore there is a new fee. Due to the hardships J. Long has been dealing with, he asked the commission to waive the fee.

**Motion by V. Walton to waive the permit fee for 161 England Road. Second by D. Field. All in favor.**

**Motion passed.**

**Motion by D. Cates to accept the application from Jamie Long for 161 England Road. Second by V. Walton. All in favor.**

**Motion passed.**

New Business: Mehak Realty, LLC; 64-66 Willimantic Road, Proposed gas station.

Tristin Wallace from Loureiro Engineering Associates, Inc reviewed the updated plans with the commission. Located on 3.296 acres the existing site has 3 structures, majority is open/grassed area. They are proposing a convenience store and fueling station. Wetlands are located to the rear of lot as shown in the 2018/2019 delineation report and again in April 2021. The only change to the new plan is storm water management. They are going to use subsurface

infiltration, so structures are under the pavement, subsurface to reduce disturbance. There will be discharge to the rear and front with controlled run off. Calculations from storm water report were net zero increase to south of the road. There should be no negative effect to the wetlands. They will do typical sediment control on outside exterior to protect wetlands and adjacent properties.

P. Kegler asked about the water that goes in the catch basin, goes through the system and most goes back into the ground and T. Wallace concurred. Larger storms take up a lot of space, so it requires a decent amount of size to contain it. Also, soil is mostly sand, perc rates were low. P. Kegler also asked about the water going into system will it clean out the oil. T. Wallace stated that the inspection ports in system allow for maintenance.

J. Theroux asked if it has oil and water separators. T. Wallace said no, going to full subsurface system with pretreatment negates the need for them. V. Walton asked what the benefit is by doing it this way and he said 50ft buffers shouldn't have disturbance and the retention ponds were considered a disturbance, so they redid the storm water system to do infiltration under the pavement not in buffer zone area.

P. Kegler stated that the new site plan is tighter now and water goes through chambers to clean out instead of in the wetlands. J. Theroux asked if the plans are for a 2-year, 10-year, 25-year, or 100-year storm and where the first flush comes out. T. Wallace said yes and explained sizing component of system and where it flushes out. It won't hold a 100-year storm but will process it all.

V. Walton asked how maintenance is done and who does this. J. Theroux stated that he does inspections for erosion and sediment control, and he will also check silt fencing or if there is a large storm then he will work with site contractors. T. Wallace will provide a maintenance schedule, especially when it goes to planning and zoning. P. Kegler asked if the maintenance plan is recorded on the deed, J. Theroux did not know.

P. Kegler informed the commission that they can't act on it tonight but can accept the plan. J. Theroux stated they need to decide on whether to have a public hearing, which would happen if you received a petition by 25 or more citizens to have a hearing, or if you feel activity could be a significant impact to the wetlands. P. Kegler does not feel there is a significant impact. D. Field is much more comfortable with this plan than the last plan and doesn't think there is a need for a public hearing, no impact to wetlands. D. Cates agreed that he too doesn't see a significant impact to the wetlands. J. Theroux feels that the only issue to wetlands if there was a cataclysmic storm and the E&S measures failed. P. Kegler stated there will be no public hearing. J. Theroux said the fee for the application would be under commercial activities which is \$360.

**Motion by D. Field to accept the application for 64-66 Willimantic Road, Proposed gas station. Second by V. Walton. All in favor.  
Motion passed.**

Conservation Commission Business: Tabled.

Correspondence: None

Administrative Report: J. Theroux reported about 201 Singleton Road that they were doing some digging in a field adjacent to the road. He inspected there were no wetlands, no violation.

Commission Discussion: V. Walton asked about the status of the commission after the elections. P. Kegler stated you finish until term runs out and if it runs out you need to be re-appointed. S. Matthies, Chairman, will reach out to the new First Selectman to have the members who expire to be reappointed.

Conservation Commission Business: Tabled

**Adjournment: Motion by D. Cates to adjourn, Second by D. Field. All in favor.**

**Motion passed.**

**Meeting adjourned at 7:34pm**

*Respectfully submitted,*

*Suzanne Krodel*

*Recording Secretary*