

**CHAPLIN**  
**INLAND WETLANDS, WATERCOURSES and CONSERVATION COMMISSION**  
**Meeting Minutes**  
**Regularly Scheduled Monthly Meeting**  
**June 22, 2022**  
**Chaplin Town Hall**

Present: S. Matthies, S. Rusch, P. Kegler, D. Cates

Absent: D. Field, V. Walton, M. Jenkins

Staff: J. Theroux, S. Krodel

Others: Applicant, John Valente, and Valerie Nobilio

S. Matthies called the meeting to order at 7:01 P.M.

Alternates seated: None

Review and approval of the minutes from Wednesday, April 27, 2022, regularly scheduled meeting and Tuesday, May 3, 2022, special meeting:

**Motion by P. Kegler to approve regular meeting minutes for the 4/27/2022 meeting and special meeting minutes for 5/3/2022, second by D. Cates. Discussion: In the 4/27/2022 minutes S. Rusch is listed as present and absent. All in favor with the correction to the 4/27/2022 minutes showing S. Rusch as absent. Motion passed.**

Audience of Citizens: None

Additions to the Agenda: None

Old Business:

- A.) Jamie Long 161 England Rd. Notice of violation. Construction of garage without permit: Agent Theroux reported that the Building Official has not received anything from Mr. Long, and he engaged the Town Attorney and is waiting to hear back from him. Mr. Long came in and stated that he cannot afford to fix the violation. The Building Official, Joe Smith, offered several options to fix the foundation and it is up in the air. Agent Theroux does not see another application coming to the commission anytime soon.

New Business:

- A.) Mr. John Valente: Lot 49 Phoenixville Rd. Single family residence within upland review area: J. Valente showed the updated plans that the engineer and surveyor designed. He explained the elevated areas and separation to the house that sits lower. He showed where the flow path goes and that is it over 200', with the diversion swale it goes over 300' into the river and driveway within 45' of edge of stream. It was approved in 2002, 2007, and 2016 but what was missed is the water coming from the state road. The other driveway is a straight path to the garage, but line of site doesn't meet state requirements, neither one really does. He also described how flow path from highway to above driveway, down 100' then to the wetlands.

S. Matthies reviewed flow off highway to driveway and asked if it could handle an extraordinary event and J. Valente stated yes. Agent Theroux stated that the driveway

permit will need a lip. P. Kegler asked about the foundation for the house and the back fill around it and said it should be on the plan and J. Valente agreed. The commission discussed the lawn and Agent Theroux stated that what J. Valente focused on the plan was the storm water runoff which is good plan. As the Wetlands agent he is worried about clearing, they will have an excavator on the slope whacking trees and stumps. The one improvement he recommends is defining the clearing limit that can be enforced by the wetland's agent. He also stated that it is the applicant's job to design the plan not the commissions. J. Valente stated all trees within the fall zone of the house will be removed and the permit should show they can take trees down in the fall zone. S. Matthies stated that is the limit of disturbance stays near the house then any area past this must come back to the commission. Any trees removed outside the proposed cleaning limits needs to be approved by the commission or the agent. S. Matthies stated he wants a clear limit of disturbance line showing on the plane and P. Kegler wants to see something on the high point, higher than the grading. Agent Theroux stated they need the State DEEP reporting form too. S. Matthies stated this will be further discussed next month.

**Motion by P. Kegler to accept the application, seconded by D. Cates. All in favor, motion passed.**

Correspondence: S. Matthies reported that they received a letter from Windham Water Works for the application. There will be a CT Land Conservation Council Conference. Aquarian Water Company is offering environmental champion awards and looking for submissions. They have not received the Habitat magazine; it appears the subscription check was not sent out.

Administrative Report: Agent Theroux asked if 161 England Road should stay on the agenda, he recommends taking it off until they have something to come before the commission. S. Matthies stated that the commission is waiting on a resolution from the building department and the courts as to what direction the applicant is going to be moving in and at that point it will come before them again.

Conservation Commission Business: None

Commission Discussion: D. Cates asked about the clear cut on Singleton Road. Agent Theroux stated it is an NRCS wildlife habitat for woodcock, permitted use as of right.

Adjournment: **Motion by P. Kegler to adjourn, seconded by D. Cates. All in favor, motion passed. Meeting adjourned at 8:14pm.**

Respectfully submitted by,  
Suzanne Krodel  
Recording Clerk