

CHAPLIN
INLAND WETLANDS, WATERCOURSES AND CONSERVATION COMMISSION
Meeting Minutes
Regularly Scheduled Monthly Meeting
April 27, 2022 @ 7:00 P.M.
Chaplin Town Hall
****AMENDED****

Present: S. Matthies, D. Field, V. Walton, ~~**S. Rusch~~, M. Jenkins, P. Kegler
Absent: S. Rusch, D. Cates
Staff: J. Theroux
Others: Applicant, John Valente and Valerie Nobilio

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

Alternates seated: D. Field for S. Rusch and V. Walton for D. Cates

Review and approval of the minutes from Wednesday, March 23, 2022, regularly scheduled meeting:

**Motion by V. Walton to approve regular meeting minutes for the 3/23/2022 meeting,
Second by D. Field. All in favor.
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.

Mr. Long was not present. Agent Theroux informed the Commission that he has not heard from Mr. Long nor has the Building Inspector regarding the modifications needed to bring the garage into compliance with the building code. S. Matthies asked if the Building Official should reach out to him again and Agent Theroux stated probably not, he is ready to take the next step involving the Town Attorney.

New Business:

A.) Mr. John Valente: Lot 49 Phoenixville Rd. Single family residence within upland review area.

Mr. Valente gave an extensive summary of the proposed plans for a single-family residence within the upland review area.

S. Matthies stated that this was a lot of narrative and said it should be reflected on the plan presented to the commission, especially if it comes before them again with a new owner.

Agent Theroux stated that the plan proposed is good, but the relocated driveway should also be shown on the new plan. The proposed activity should be on the plan and documented in the event he sells the lot. This is also a site plan showing proposed activities with no wetlands showing. He informed Mr. Valente that this application will not be an agent approval, but a commission approval.

Mr. Valente stated he has one plan showing wetlands and another plan showing the proposed activities.

The Commission agreed to do a site walk on Tuesday, May 3rd at 5:30pm.

Agent Theroux stated that the application has been submitted and can be received tonight. There is a 65-day window and asked Mr. Valente if an engineer can produce a plan in this time frame. Mr. Valente stated that he will not get a new engineer but will make changes to the plan and have his engineer sign off on it, the wetlands will show on a different plan.

**Motion by P. Kegler to accept the application for Lot 49 Phoenixville Rd. Single family residence within upland review area,
Second by M. Jenkins. All in favor.
Motion passed.**

Correspondence: None

Administrative Report: Agent Theroux stated it has been quiet.

Conservation Commission Business: S. Matthies stated that most of the medallions have been put out and he suggests the commission go out to the property. Dave Stone from the Recreation Commission is interested at doing some recreation there. S. Matthies stated that there were some grounding rods in place from Richard Garrison as land markers. He also met with the Board of Finance to discuss keeping the allocated funds for Open Space to be used to improve the parking area and driveway. He will also be meeting with the First Selectman to do a site walk.

Commission Discussion: None

**Adjournment: Motion by P. Kegler to adjourn, Second by D. Field. All in favor.
Motion passed.
Meeting adjourned at 8:10 pm**

*Respectfully submitted,
Suzanne Krodel
Recording Clerk*