

MINUTES
TOWN OF BETHANY
INLAND WETLAND COMMISSION
October 18, 2021 @7:30 P.M. IN-PERSON

Amended Minutes- APPROVED November 15, 2021

The regular “In- Person” meeting of the Inland Wetland Commission was called to order at 7: 33 p.m.

The following members of the Inland Wetlands Commission were present:

Kristine Sullivan, Chairman

James Nickle, Member

Anjuli Cokic, Member

Also present: Wetlands Enforcement Officer, Lina Frazer

NEW BUSINESS

The following are items that were submitted to the Commission for formal receipt, appropriate action, update, discussion, or to schedule a public hearing date.

1. 153 Amity Rd. – Mark Sette to Wendy and William Grieger.

Appl# 1265- Permit Extension Request and change of owner name.

- The Commission reviewed the conditions and documents pertaining to the permit extension and transfer from Mark Sette to Wendy and William Grieger.
- Commission Chair Sullivan informed WEO, Lina Frazer of an amendment that should be made to the request for transfer of permit letter from Mark Sette.

Commission Chairman Sullivan asked for a motion to approve the transfer and 5-year extension for the development of 153 Amity Rd. Member Clark moved to approve and Member Cokic seconded.

Voting 4-0

Voting for: Sullivan, Nickle, Cokic, Clark

Unanimous approval.

2. 38 Hi-Ann Court - Christine Cimino (Joe Cimino)

Appl# 1354- Change of owner name on permit.

- The Commission reviewed the terms of the application for transfer of permit.

Commission Chairman Sullivan moved to approve the application for transfer of permit at 38 Hi-Ann Court upon the sale of property. Member Cokic seconded.

Voting 4-0

Voting for: Sullivan, Nickle, Cokic, Clark

Unanimous approval.

3. 44 Gaylord Mountain Road – Heather and Peter Chometa

Appl# 1354 – Site Plan Approval-New Residential Home.

Present to speak on behalf of application was Al Shepherd, Structural Engineer at Nowakowski O’Bymachow & Kane, 415 Howe Ave, Shelton, CT and Heather Chometa, property owner.

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DISCUSSION/COMMENTS:

- The Commission received the application and opened discussion with the applicant.
- Mr. Shepherd explained the scope of the project being construction of a new residential home on the property at the corner of Gaylord Mountain Rd. and Wooding Hill Rd.
- Mr. Shepherd and Ms. Chometa confirmed Sanford Brook runs through the property.
- Additionally, Mr. Shepherd confirmed the septic system has been approved by the Health Department and is in. Mr. Shepherd also discussed with the Commission the planned location of the purposed structure in relation to the topography.
- The Commission was informed the project will require a property line transfer so all proper Zoning regulations can be accommodated.
- The Commission discussed with Mr. Shepherd the potential impact and permitting that maybe required.
- Commission Chairman Sullivan suggested a site walk would be required and ask for the corners of building, the fence, wetlands, and garage to staked at the time of the visit.
- A site visit was scheduled for October 30, 2021, at 8: 30 a.m.

4. 113 Litchfield Turnpike – Fabian Cesar Neptali and Susan Villacis
Discussion Review – New Cabana, Pool, and Patio

Present to speak on behalf of application was Rob White from Rob White Architect LLC, 441 Oxford Rd. Oxford, CT

DISCUSSION/COMMENTS:

- Mr. White presented a proposal for the construction of a cabana, pool, and patio in the rear yard at 113 Litchfield Turnpike for the Commission’s review.
- Mr. White’s intention is for the Commission to review the project ahead of permitting for potential impact concerns
- The purposed project will include a 20 x 40 ft pool and a cabana at approximately 400-500 sq ft
- Mr. White anticipates a small area of impact to the existing tree line.
- The Commission discussed the plan and potential next steps with Mr. White.
- Commission Chairman Sullivan recommended Mr. White show the purposed plan to QVHD before the Commission can make a recommendation.
- Commission Chairman Sullivan suggested a site walk might be the most beneficial way for the Commission to understand the project
- A site walk was set for October 30, 2021

OLD BUSINESS

Business scheduled by the Commission that has previously been before the Commission and is either to be acted on, updated, discussed, or to schedule a public hearing.

5. 244 Amity Road – Roger and Mary Ellen Simon.

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Withdrawal Request on 10/15/2021-
Appl# 1358 – Site Plan Approval. No Action Taken

6. 34 Glenwood Court- Tabled

No one was present to speak on behalf of the application. Commission will discuss at the November meeting.

APPROVAL OF MINUTES

The Commission reviewed and discussed the previous meeting minutes from:

- Regular Meeting of July 19, 2021
- Regular meeting of August 16, 2021
- Site Visit Minutes of July 26, 2021
- Site Visit Minutes of August 21, 2021

A correction to the evening's agenda was made concerning a typo in the date for the Site Visit Minutes from July 16, 2021, to July 26, 2021. Commission Member Nickle also noted that he and Member Cokic were not present at the August 21, 2021, site visit. Commission member Clark motioned to approve amended minutes for all 4 meetings and member Cokic seconded.

Vote 0 to 4

Voting for: Sullivan, Nickle, Cokic, Clark
Unanimous approval.

CONFERENCES, BILLS AND APPROPRIATE COMMISSION ACTION.

- No bills were up for discussion
- Commission Member Nickle identified and discussed registration and attendance for an upcoming virtual conference.

CORRESPONDENCE AND APPROPRIATE COMMISSION ACTION.

- The Commission reviewed and discussed correspondence from Town Counsel, Vincent Marino to Wetlands Enforcement Officer, Lina Frazer detailing a summary of Legislative 2021 deadlines.

ENFORCEMENT OFFICER'S REPORT AND APPROPRAITE COMMISSION ACTION.

- Wetlands Enforcement Officer, Lina Frazer had no new business to report.

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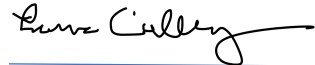
ADJOURNMENT

There being no further business to come before the Commission, it was moved by Commission Chairman Sullivan and seconded by Member Nickle to adjourn the regular meeting at 8:31 p.m.

Vote 4 to 0.

Voting for: Sullivan, Nickle, Cokic, Clark
Unanimous approval.

Respectfully submitted,



Laura Callery,
Town Minutes Clerk