

Prospect Inland Wetlands Commission
Approved Minutes
February 22, 2016

Board Members Present: Lorraine Dixon, Mary Jane Daloia, Glenn Gruber, Jeff LaMontagne, Sandy Russell (alt.), Joseph Hawthorne (alt.)

Board Members Absent: Charles Wentworth

Others Present: Tammy DeLoia - Land Use Inspector, Wendy Boroski – Clerk.

Chairman Dixon called the meeting to order at 7:00 p.m. The meeting was recorded. Roll call was conducted. S. Russell was seated for C. Wentworth.

Motion by M. Daloia, seconded by J. LaMontagne to approve the January 11, 2016, meeting minutes, as presented. **Unanimous.**

Communications: None

New Business:

a. Kevin Guertin, 8 Cook Road – *Application to bury conduit, repair stonewalls, set telephone pole, resurface driveway, repair steps, and add guardrails to bridge, all within an upland review area.* Mr. Guertin appeared before the Commission with a detailed map and reviewed what has been completed, what is in progress and what still needs to be done. After discussion, **Motion** by S. Russell, seconded by M. Daloia to accept Application #03-3016 Kevin Guertin, 8 Cook Road to bury conduit, repair stonewalls, set telephone pole, resurface driveway, repair steps, and add guardrails to bridge, all within an upland review area. **Unanimous.** A site walk was scheduled for Saturday, March 5, 2016 at 10:00 am with an inclement weather date of Saturday, March 12, 2016.

b. Permit Transfer Request – Permit #13-2015 – Summit Woods Development to Ronald E. Mastro Jr. and Michele Mastro – Lot 22, 157 Mikayla Lane for a house with attached garage, driveway and well within an upland review area. After discussion, **Motion** by G. Gruber, seconded by M. Daloia to approve permit transfer of Permit #13-2015 Summit Woods Development to Ronald E. Mastro Jr. and Michele Mastro, Lot 22, 157 Mikayla Lane for a house with attached garage, driveway and well within an upland review area. **Unanimous.**

C. Wentworth was seated for S. Russell.

c. Permit #13-2015 Ronald E. Mastro Jr. and Michele Mastro – Lot 22, 157 Mikayla Lane Application to Modify Permit #13-2015 for a house, well and driveway within an upland review area. Mr. Mastro reviewed a revised site plan dated of 1/15/16 which included a larger home, modified driveway layout, relocation of a soil stockpile during construction, and a slight adjustment to the septic tank. Mr. Mastro stated that revised plan has been approved by the Chesprocott Health District. After discussion, **Motion** by G. Gruber, seconded by M. Daloia to accept application to Modify Permit #13-2015 Ronald E. Mastro Jr. and Michele Mastro, Lot 22, 157 Mikayla Lane for a house with attached garage, driveway and well within an upland review area. **Unanimous.**

d. Roberta Dorso and Anthony Dorso, 34 Scott Road – *Application for a detached garage within an upland review area.* No action taken.

Old Business:

a. Application #02-2016 Kollcinaku, LLC, 26 Union City Road -- Application for a commercial building within an upland review area. A site walk was conducted on January 16, 2016. Jason Dismukes, PE, 241 Torrington Road, Goshen, CT appeared on behalf of the applicant and presented an updated site plan revised to February 19, 2016 which added an earthen berm requested by Eugene McCarthy, Assistant Public Works Director. The berm was added to deflect any potential run-off from entering the neighboring property without altering the natural flow. Mr. Dismukes also stated that the parking layout was adjusted slightly. After discussion, **Motion** by M. Daloia, seconded by J. LaMontagne to approve Application #02-2016 Kollcinaku, LLC, 26 Union City Road for a commercial building within an upland review area with the following conditions: an earthen berm shall be constructed to prevent run off onto neighboring property, and silt fencing and other erosion control measures to be installed and well maintained. **Unanimous.**

Public Hearings: None

Enforcement Hearings: None

Public Participation: None

Land Use Inspector's Report: T. DeLoia handed out copies to the Commission of the Winter 2016 Habitat newsletter, which she stated contained very informative articles written by Attorneys Janet Brooks and Mark Branse.

Motion by M. Daloia, seconded by G. Gruber to adjourn at 8:09 p.m. **Unanimous.**

Lorraine Dixon
Lorraine Dixon *WB*
Chairman